



Scraggeen, Newport, Co. Tipperary



Guide Price €450,000



GVM Auctioneers are delighted to introduce to the market this beautifully appointed four bedroom detached bungalow standing on a spectacular Circa 1 st acre site which enjoys spectacular panoramic views of the surrounding countryside. The living and bedroom accommodation is spacious, bright and well proportioned ideal for modern day living.



This idyllic home is in superb condition throughout and enjoys the many advantages of a convenient location within walking distance of the picturesque Clare Glens Waterfall & loop trail and just a 5 minute drive from all the wonderful amenities associated with Newport. There are renowned Primary and Secondary Schools, good Supermarkets, excellent sports clubs and centres coupled with a warm and welcoming local community. The University of Limerick, Plassey Technological Park and the M7 Motorway are just a 15 minute drive away.



This property is a true gem offering the tranquillity of a rural lifestyle along with unmatched accessibility to large towns and other amenities. Don't pass up on the opportunity to purchase this tastefully finished and reasonably priced home. Contact us today to arrange a viewing of your forever home !

Rooms:

Entrance hallway Solid timber floor. Recessed lights. Coving surround.



Sitting room

Solid timber floor. Feature open fireplace. Timber ceiling. TV point. 5.02m (16'6") x 4.02m (13'2")

Kitchen/dining room Tiled & timber flooring. Fully fitted kitchen. Timber ceiling. Cove surrounding. Recessed lights. 6.09m (20'0") x 6.04m (19'10")

Utility room Fully plumbed. Tiled floor.

2.05m (6'9") x 2.02m (6'8")

W.C & whb Tiled flooring

Bedroom 1 Double bedroom. Carpet flooring.

4m (13'1") x 3.07m (10'1")

Bedroom 2 Double bedroom. Carpet flooring.

4.01m (13'2") x 4.01m (13'2")





Bedroom 3

Master bedroom. Carpet flooring. Walk in wardrobes.
4.05m (13'3") x 4.07m (13'4")

En suite Fully tiled. Electric shower.

Bedroom 4 Single bedroom. Carpet flooring.
3.01m (9'11") x 2.05m (6'9")



Main bathroom

Large corner bath. Separate electric shower. Recessed lights.
4.01m (13'2") x 2.07m (6'9")

Features:

- Oil fired central heating
- Detached Garage
- Circa 1 st acre site
- 5 minutes drive from Newport
- 15 minutes drive from Limerick City
- Excellent general condition
- Attractive price point
- Spectacular views
- Peaceful local walkways on Slieve Felim and The Clare Glens
- Tastefully Presented Throughout





Property Directions:

Enter the Eircode V94 PR6K into your mobile device to bring you directly to this property. GVM sign erected thereon.

Agent Information:

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Disclaimer

These particulars do not form any contract and are for guidance purposes only. Computer generated images, maps and plans are not drawn to scale and measurements are approximate and for guidance only. Intending purchasers must satisfy themselves as to the accuracy of detail given to them verbally or as part of this brochure. Such information is given in good faith and believed to be correct. However neither the vendor nor their agents shall be held liable for any inaccuracies therein.

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