

# REA

# Eoin Dillon



3 BEDROOM SEMI DETACHED  
G.I.A. 90.59 m<sup>2</sup> (975 sq. ft.)

FOR SALE BY PRIVATE TREATY

28 Rosehill,  
Newport  
County Tipperary  
V94 YE9X

AMV €299,950

BER C1

## DESCRIPTION

REA Eoin Dillon is delighted to present this immaculately maintained three bedroom semi detached home in the Rosehill development in Newport. Overlooking a mature green area and within walking distance of the town centre, this superb property offers a peaceful residential setting with excellent access to local amenities and just a short commute to Limerick City.

The ground floor features a welcoming entrance hallway leading to a bright and spacious living room on the left, complete with an open fireplace (with a gas connection available, should a gas fire be preferred). To the rear, a modern kitchen with integrated appliances and a dining area creates a warm and functional heart of the home. French doors open directly onto a private rear garden with a patio area, ideal for relaxing or entertaining. A separate utility room provides added convenience and storage.

Upstairs, the first floor hosts three generously sized bedrooms, including a bright master bedroom with ensuite. Each of the bedrooms features built-in wardrobe. This level also includes a well appointed family bathroom, a hot press for additional storage, and attic access via a fitted Stira stairs.

The rear garden is a true highlight, private and spacious, and further enhanced by a newly constructed, fully insulated 18 sq.m. garden room. The unit is fully wired with electricity and the exterior is fitted with multiple sensor activated spotlights, making it a perfect space for use as a home office, gym, hobby room or studio.

Additional features include 300 Mbps fibre broadband connectivity, gas fired central heating, double glazed windows throughout, and connection to all mains services.

Presented in excellent condition and ready for immediate occupation, this is a true turn key home in a fantastic location.

Viewing is highly recommended.

## FEATURES

- 3 bed semi detached walking distance of Newport town centre, easy access to Limerick City
- Gas fired central heating, mains water and sewerage
- Detached 18 sq.m. garden room which is insulated and wired
- Double glazed windows throughout
- 300 Mbps fibre broadband



## ACCOMMODATION

### Ground Floor

- Entrance Hall 4.95m (16'3") x 1.87m (6'2") Tiled flooring, stairs to first floor
- Living Room 4.35m (14'3") x 3.94m (12'11") Laminate wood flooring, open fireplace with wood surround
- Kitchen/ Dining 4.32m (14'2") x 2.66m (8'9") Tiled flooring, modern fitted kitchen units, intergrated dishwasher, intergrated fridge/ freezer, electric oven and hob, french doors to rear
- Utility 1.78m (5'10") x 1.48m (4'10") Tiled flooring, plumbed for washing machine, fitted units, access to rear
- Guest WC Tiled flooring, WHB & WC

### First Floor

- Bedroom 1 3.45m (11'4") x 3.02m (9'11") Carpet flooring, slide robe and en-suite
- Ensuite 2.77m (9'1") x 0.89m (2'11") Tiled flooring, WC, WHB and electric shower
- Bedroom 2 3.73m (12'3") x 2.09m (6'10") Carpet flooring
- Bedroom 3 2.57m (8'5") x 2.42m (7'11") Carpet flooring





### PRICE

€299,950

### VIEWING

By appointment

Contact Negotiators:  
Eoin Dillon

42 Kenyon Street, Nenagh,  
County Tipperary, E45 W244

T: 067 33468

E: [info@readillon.ie](mailto:info@readillon.ie)

[www.readillon.ie](http://www.readillon.ie)

PSRA - 001790

### DIRECTIONS

Rosehill Estate is situated across from the Community Centre in Newport. Upon entering the estate follow the road for approx 400m, the property will be on your left hand side, recognised by our sign. Eircode V94 YE9X

### BUILDING ENERGY RATING (BER)

BER: C1

BER No: 107230906

Energy Performance Indicator: 153.04 kWh/m<sup>2</sup>/yr



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