

**For Sale**  
By Private Treaty

Guide Price  
**€450,000**

**REA**  
**JOHN LEE**



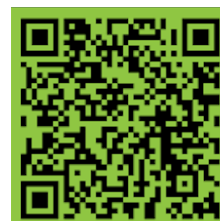
**REA**  
**JOHN LEE**

**BER C3**

## **BRAE VIEW**

Doonane, Newport, Co. Tipperary.  
V94 A3TR

4-Bed Detached Residence c. 163 sq.m.



**reajohnlee.ie**

PSRA: 002764

## | Location

This property is situated a short distance from Newport town and Toor village and is within easy reach of the University of Limerick which is only a 20 minute drive. There is also easy access to the M7 road network and National Technological Park while the area is served by a number of primary and secondary schools in Newport town.

## | Description

REA John Lee bring to the market this Stunning 4-Bedroom Detached Family Home a short distance from Newport town. If you are looking for peaceful country living with space for the whole family. Look no further!

This beautiful 4 bedroom detached home sits on a generous 0.5-acre site which is perfect for outdoor living, gardening, and family fun. Features include; Spacious, light filled interiors, Modern kitchen & living areas, 4 generous bedrooms – ideal for family or guests, Beautiful countryside views, Large garden – room to grow, play, or even add a home office or studio, Just minutes from Newport town, University of Limerick & close to Limerick city. This is a true gem in a tranquil setting in the backdrop of Keeper Hill which could be your forever home.

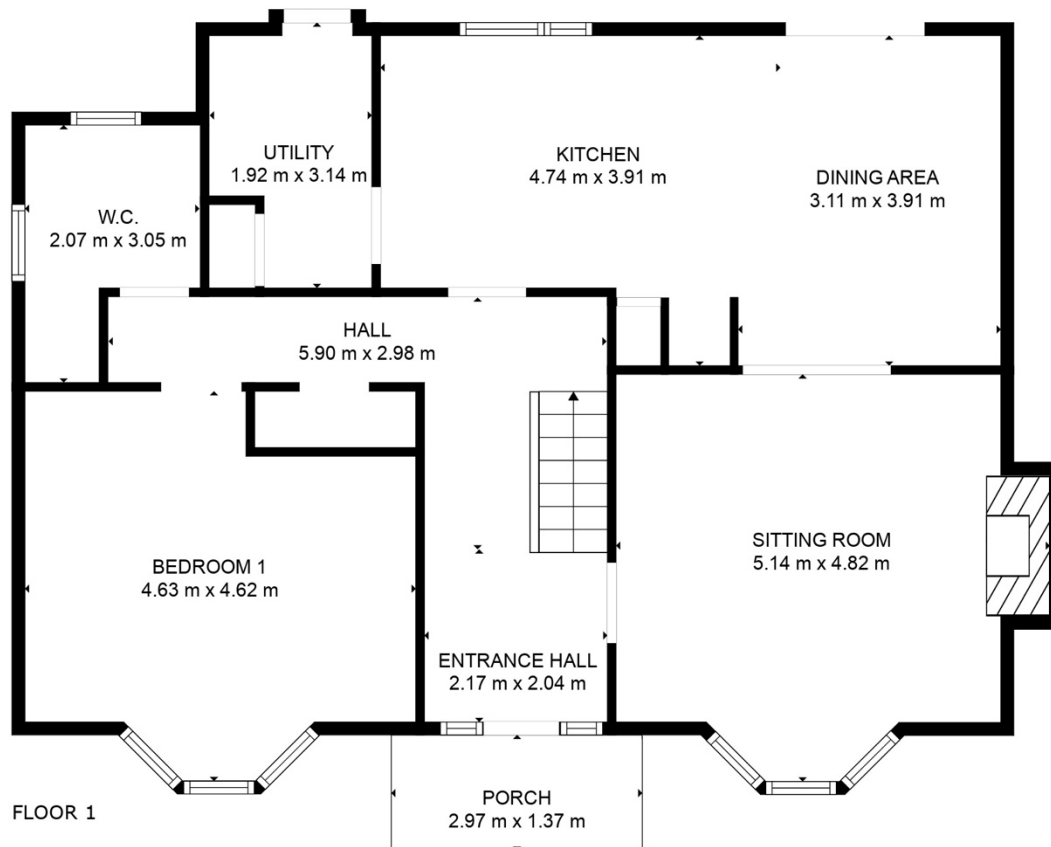
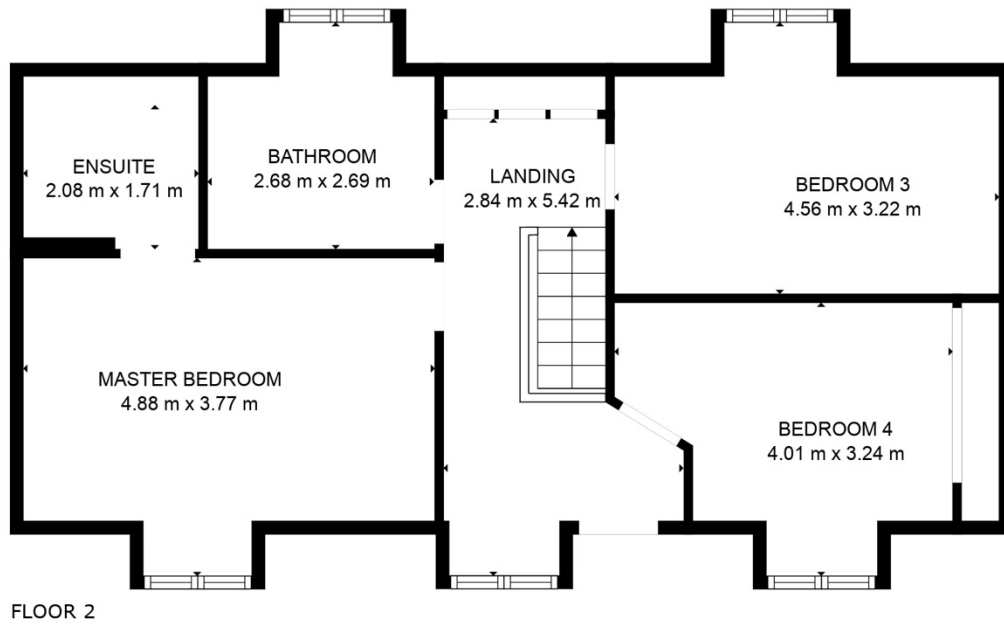
Services include; Mains ESB, Mains Water, Oil Fired Central Heating, Septic tank.

Built c. 2002. Floor Area c. 1,755 sq.ft.

**Call 061 378 121**



## Accommodation



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



## Outside

Beautiful landscaped site with a tarmac driveway to the front and rear with a large patio area to the rear. There are electric hardwood entrance gates flanking mature hedging and shrubbery with a detached shed/workshop in on corner to the rear.

## BER

C3  
200.94 kWh/m2/yr  
BER No. 104664032

## Viewing

By prior appointment.

## Directions

From Newport turn left in the square and proceed straight to the graveyard. Keep right at the graveyard and take 1<sup>st</sup> left. Continue on this road to first junction and keep right. Proceed on a short distance and the property is on the right with sign thereon. 5.5km Newport town. V94 A3TR

## Price

€450,000



## Selling agents

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Co. Tipperary.  
V94 FC8Y

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## Sales agent

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