

For Sale
By Private Treaty

Guide Price
€499,000

REA
JOHN LEE



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JOHN LEE

TULLOW

Newport, Co. Tipperary.
V94 EN2P

5 Bedroom Detached Residence 2,325 sq.ft.



BER C1



reajohnlee.ie

PSRA: 002764

| Location

This beautiful family home is situated 500m from the centre of Newport convenient to Schools, Shops, Bars, Restaurants and Leisure activities. It is within easy reach of the University of Limerick and only 15km outside Limerick City with easy access to the M7 road network. National Technological Park is just minutes by car, while the area is served by a number of primary and secondary schools.

| Description

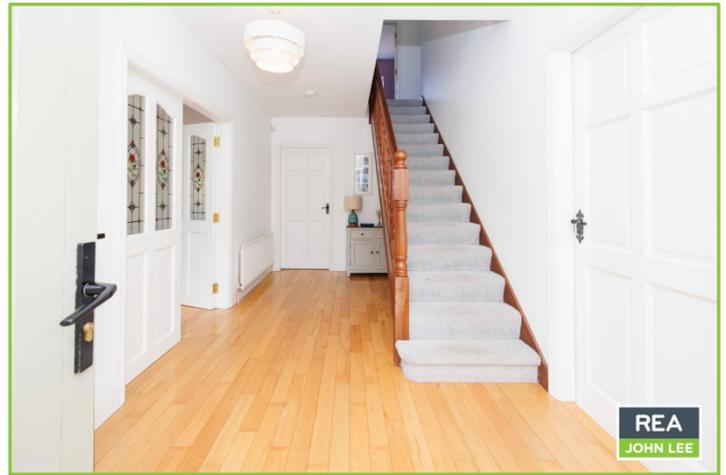
REA John Lee present to the market this Exceptional Detached 5 Bedroom Family Home extending to c. 2,325 sq.ft. within walking distance of Newport town centre. This beautiful property is finished to a very high standard with generous living accommodation throughout. The bright and airy décor results in a thoughtfully designed layout that seamlessly blends functionality with modern comfort. The open plan kitchen / dining area, with tiled floors and patio doors leading outside providing endless sunlight, is the perfect area for entertaining.

The garden is mature and landscaped with lawns front and rear, large patio area and a stone boundary wall with wrought iron entrance gates. There is an abundance of mature shrubbery which enhance the privacy of this home and give the perfect backdrop for outdoor dining, relaxation and gardening. We strongly recommend immediate inspection.

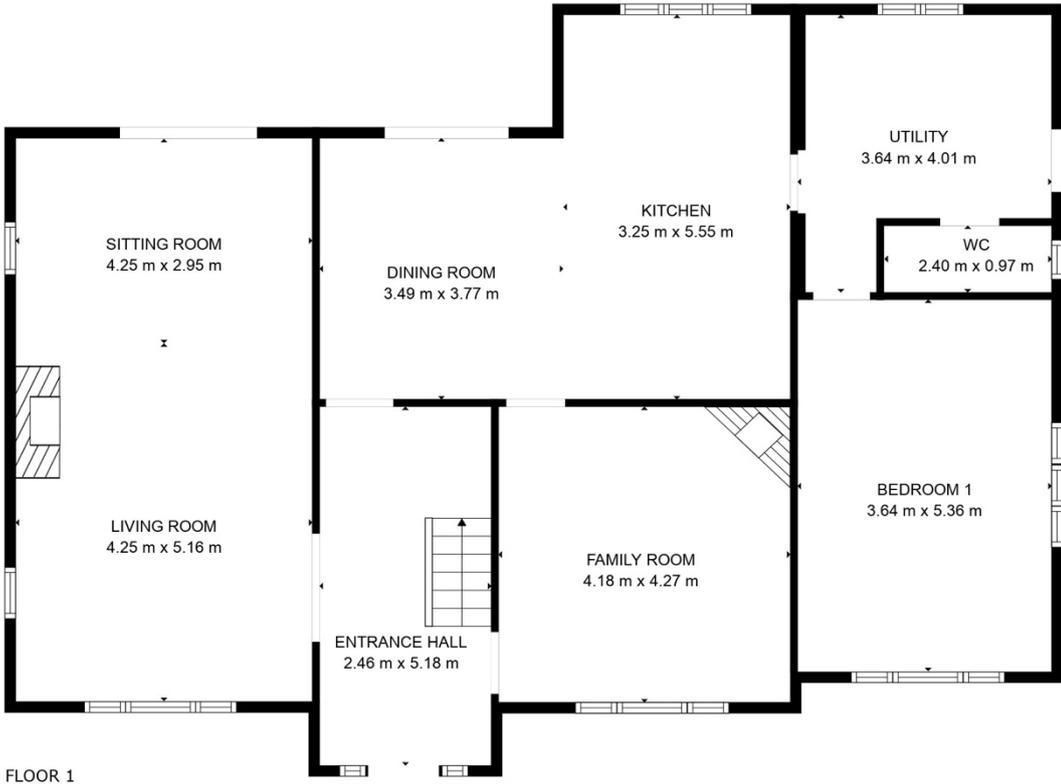
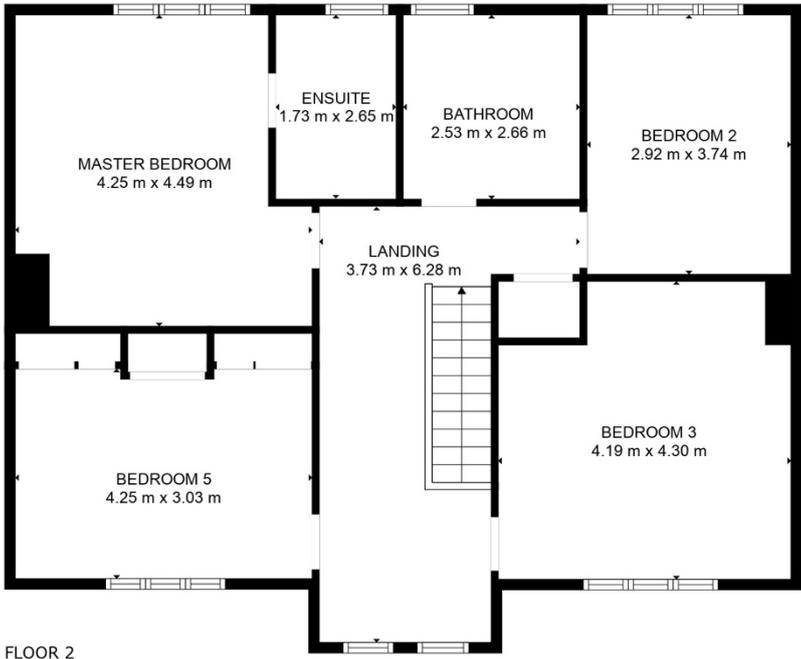
Services include; Mains ESB, Mains Water, Mains Gas Central Heating, Septic tank. All windows are double glazed pvc.

Built c. 2002. Floor Area c. 2,325 sq.ft.

Call 061 378 121



Accommodation



MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



| Outside

Approaching tarmac driveway with wrought iron entrance gates to the front. There are mature lawns to the front and rear with a stunning patio just off the kitchen/dining area to the rear which is perfect for year round enjoyment.

| BER

C1
150.63 kWh/m2/yr
BER No. 109947119

| Viewing

By prior appointment.

| Directions

Coming into Newport from Limerick turn right in the square. Proceed straight on for approx. 500m and the property is on the right with sign thereon. V94 EN2P

| Price

€499,000



| Selling agents

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