

For Sale
By Private Treaty

Guide Price
€295,000

REA
JOHN LEE



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BER F

CHAPEL HILL

Birdhill, Co. Tipperary.

V94 ED21

4-Bed Detached Residence on c. 0.85 acres



reajohnlee.ie

PSRA: 002764



| Location

The property is perfectly positioned in a peaceful rural setting adjacent to Birdhill Church on the R445. Limerick City and the University of Limerick are within easy reach, while Newport and Ballinahinch are in close proximity.

1km Birdhill, 7.5km Newport, 7km Castleconnell and 10 minutes to Limerick University.

| Description

REA John Lee are delighted to present this **Attractive 4 Bedroom Detached Residence** extending to c. 119 sq.m. and set on a large mature site in the heart of Birdhill. Ideally positioned adjacent to Birdhill Church, the property enjoys a most convenient location within walking distance of the village and only a short drive to the M7 motorway, Nenagh and Limerick City.

The residence is **nicely presented throughout**, offering bright and well-proportioned living accommodation with ample space for family living. The mature grounds provide excellent privacy together with scope for further landscaping or extension if desired.

Accommodation includes: Entrance Hall, Sitting Room, Kitchen/Dining Room, Back Kitchen, 4 Bedrooms, Bathroom. Range of outbuildings to the rear.

This is an excellent opportunity to acquire a well-maintained residence in a sought-after location, combining rural charm with easy access to all essential amenities.

Viewing:

Viewing is highly recommended.

Services include; Mains ESB, Private Water, OFCH, Septic tank.

Built 1960. Floor area c. 119 sq.m.

Call 061 378 121



Accommodation



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Outside

The property is approached by a tarmac drive to the side and rear. There are a number of sheds to the rear with ample opportunity for further re-development. The gardens are extensive with all boundaries clearly defined.

BER

F
408.48 kWh/m2/yr
BER No. 118693126

Viewing

By prior appointment.

Directions

Enter V94 AD21 to your mobile device. Sign thereon.

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Selling agents

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