

For Sale
By Private Treaty

Guide Price
€299,000

REA
JOHN LEE



SHANACLOON

Cappamore, Co. Limerick.

V94 C6VA

Newly Built 3 Bedroom Detached - c. 170 sq.m.

BER A2



reajohnlee.ie

PSRA: 002764



Location

This property is situated within 5 minutes drive of Cappamore and Doon and is within easy reach of the University of Limerick. This beautiful home is also only 25 minutes outside Limerick City with easy access to the M7 road network. The area is served by a number of primary and secondary schools in both Doon and Cappamore.

Description

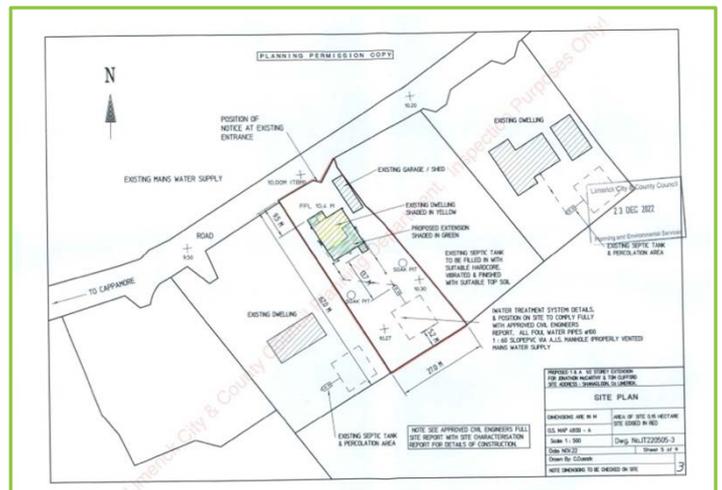
REA John Lee are delighted to bring this Exceptional High Spec. 3 Bedroom Detached Home to the Market which is under construction. Features include the following:

- A Rated Air to Water Heat Pump Heating system with thermostatically controlled underfloor heating
- Option of Pre-wiring for electric vehicles
- Option of Solar PV Panels
- Composite Front Door with secure locking system
- Quality Interior Joinery to include painted doors and contemporary skirting and architraves
- Generous Lighting, Power Points & Switches -
- Smoke and Fire Detectors Fitted
- TV connection in living, kitchen and master bedroom
- uPVC double glazed A rated windows
- Two Tone French doors to back garden
- Lower Energy Costs
- High level of air tightness to retain heat.
- Specification - Builders finish
- Optional at additional cost – Fitted kitchen, Bathrooms, wardrobes, landscaping etc.
- Images are indicative only.

Services include; Mains ESB, Mains Water, Septic tank. Air to Water Heating, All windows are upvc double glazed.

Built c. 2024. Floor Area c. 170 sq.m.

Call 061 378 121

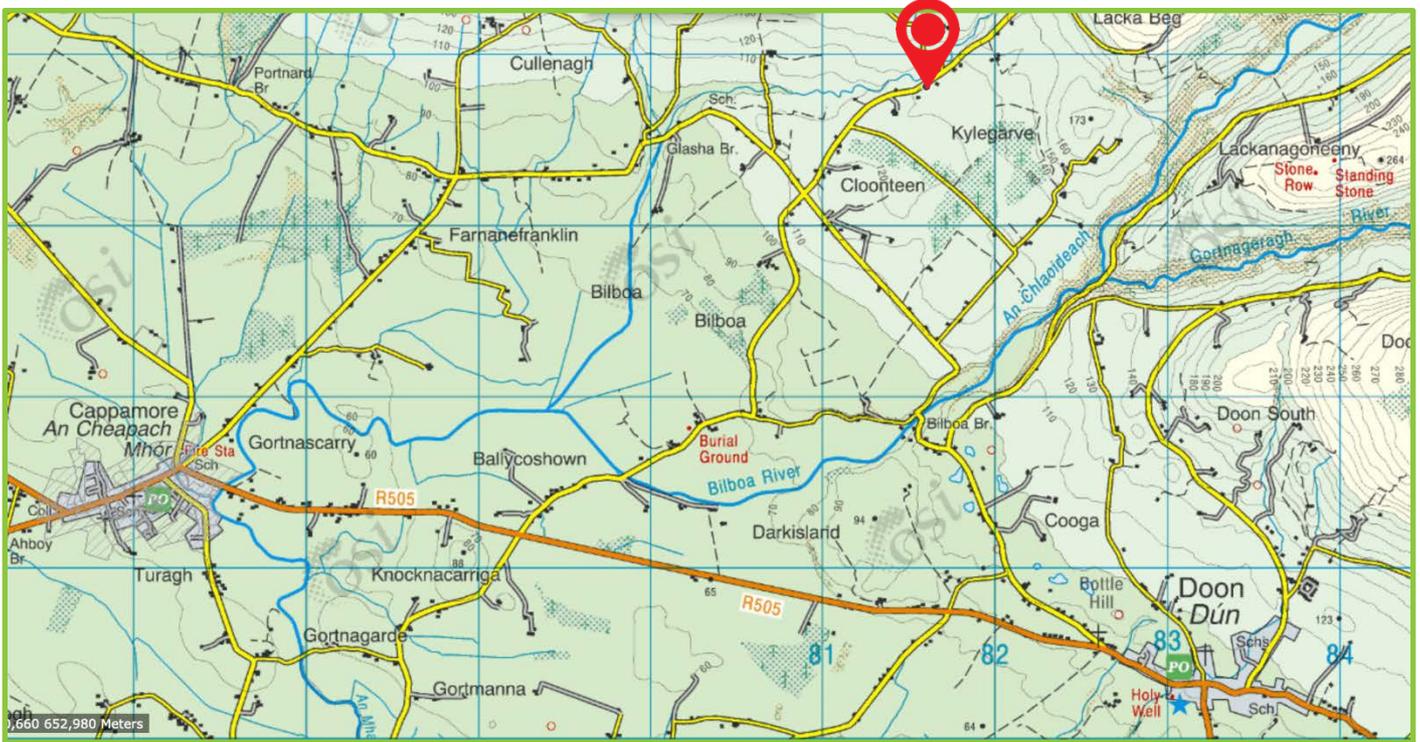


| Accommodation

Ground Floor



For Identification Purposes Only. Not to Scale.
Plan produced using PlanUp.



| Outside

Spacious elevated site c. 0.17 ha. with optional seeded landscaped gardens and optional natural stone patio to the rear. Commanding views of the surrounding countryside.

| BER

A2 Provisional

| Viewing

By prior appointment.

| Directions

The property is situated 5 mins drive from both Cappamore and Doon.

Eircode: V94 C6VA

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| Selling agents

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