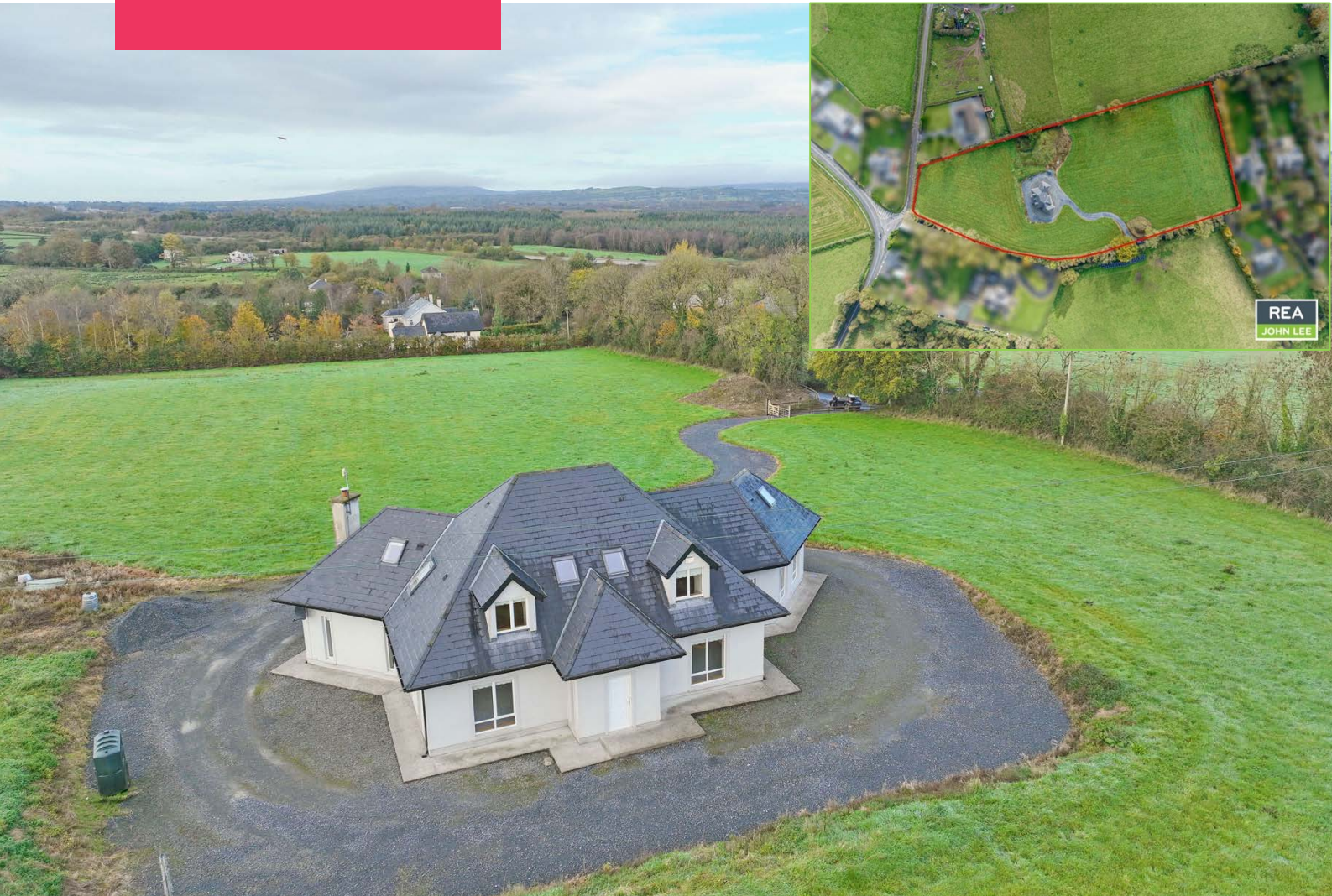


For Sale
By Private Treaty

Guide Price

€550,000

REA
JOHN LEE



CRAGG

Birdhill, Co. Tipperary.

V94 XP6A

**5 Bedroom Detached Residence extending to c. 247 sq.m.
on c. 5.38 acres**

BER B2



reajohnlee.ie

PSRA: 002764



| Location

This property is convenient to Birdhill, Castletroy, Newport, Ballina and only 15 minutes from Limerick City with easy access to the M7 road network. The National Technological Park and the University of Limerick are just minutes by car, while the area is in close proximity to a number of primary and secondary schools.

| Description

REA John Lee present to the market this Unique 5 Bedroom Detached Residence set on an Elevated c. 2.18 ha. (c. 5.38 acre) Holding within commuting distance of Limerick City. The property is positioned in a sought after location a short distance from Birdhill, Ballina, University of Limerick and Limerick City. It features architecturally designed, generously proportioned living accommodation throughout. Approached by a gravel driveway with mature lawns to the front and rear, this property would be ideal for those with equestrian or hobby farming interests. The location is first class within easy reach of all amenities and only 10 minutes drive to the University of Limerick / National Technological Park. This is also an ideal location for anyone working in Castletroy/Annacotty and the University of Limerick, Plassey area.

Services include; Mains ESB, Mains Water, Oil Fired Central Heating, Biocycle Unit. All windows are double glazed pvc.

Built c. 2010. Floor Area c. 247.75 sq.m. (2,666 sq.ft.)

Call 061 378 121

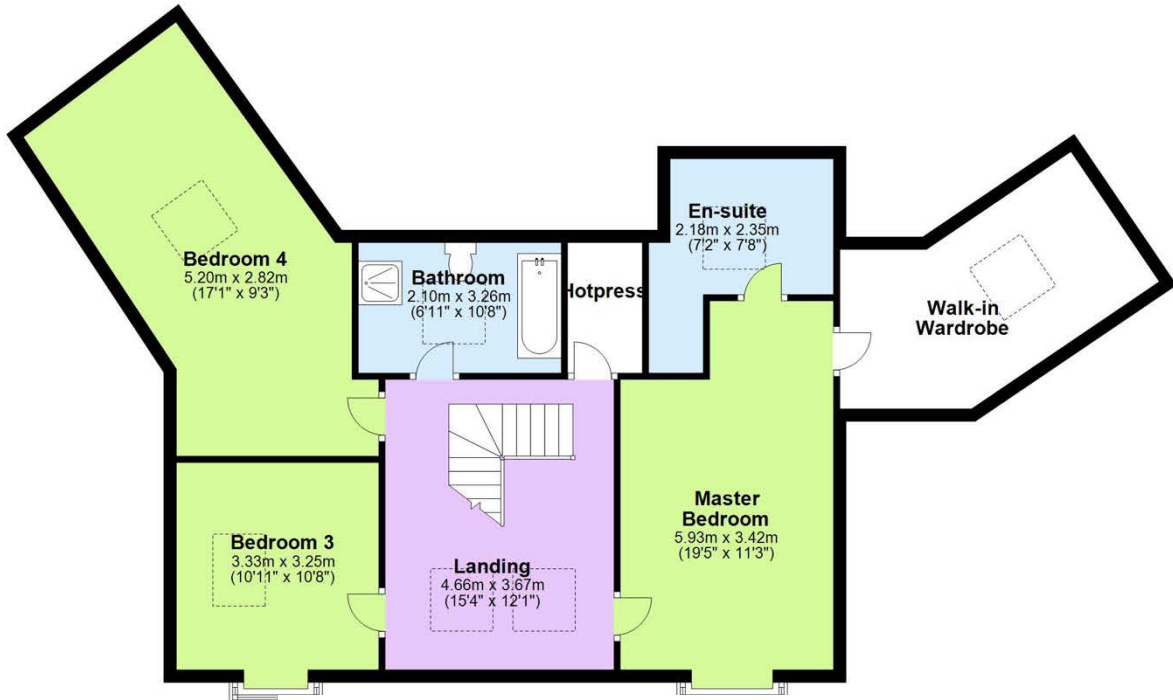


Accommodation

Ground Floor



First Floor



Not to Scale. For Identification Purposes Only.



Outside

The property sits on a mature c. 5.38 acre elevated holding with post and rail entrance gates and gravel driveway. The lands are of the very best quality and would be ideal for equestrian or hobby farming purposes.

BER

B2

BER No.

Viewing

By prior appointment.

Directions

The property is a short distance from the R445, Limerick road, 3.5km from Birdhill, 5km from Newport, 6km from the M7 motorway and 12km from the University of Limerick. Eircode: V94 XP6A

Price

€550,000



Selling agents

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