

# REA

# Eoin Dillon



3 BEDROOM BUNGALOW + CONVERTED ATTIC  
G.I.A. 148m<sup>2</sup> (1,593 sq. ft.)

FOR SALE BY PRIVATE TREATY

Farneigh,  
Newport  
County Tipperary  
V94 N2VY

AMV €390,000

BER D2

## DESCRIPTION

REA Eoin Dillon are pleased to present this charming three bedroom bungalow, set on a generous 0.26 hectare (0.64-acre) site in a peaceful countryside setting with stunning views of the surrounding landscape and Keeper Hill.

Originally built in the 1980s, the property was further enhanced in 1985 with a converted attic that adds two additional rooms, ideal for home offices, guest accommodation, or hobby spaces. The roof has been recently redone, ensuring long term durability and peace of mind.

The property is serviced by both a private well, and is also connected to the group water scheme. Heating is provided by oil fired central heating and a traditional Stanley range with a back boiler. Wastewater is managed via a septic tank.

Inside, the home welcomes you into an entrance hall leading to a cosy sitting room on the right, complete with carpet flooring and an open fireplace with a natural stone surround. To the rear lies the bright kitchen/dining area, fitted with laminate wood flooring, fully fitted kitchen units, an electric four plate hob, Stanley range, electric oven and grill. A staircase beside the dining area leads to the converted attic. Just off the kitchen is a utility room, with ceramic floor tiles, plumbed for a washing machine and dryer, and with access to the rear garden.

The main hallway leads to three spacious double bedrooms, each featuring built-in storage. The fully tiled family bathroom includes a large corner bath, separate shower unit, W.C., and wash hand basin. Upstairs, the converted attic offers two further rooms—one finished with carpet flooring, the other with laminate wood flooring.

Outside, the property features beautifully maintained gardens, a cobble-lock driveway, and two excellent outbuildings. The larger shed measures 68 sq.m., is fitted with electric doors, wired for electricity, and includes office space and a W.C. making it ideal for a home business or workshop. The second garage, at 24 sq.m., is also wired and features electric doors.

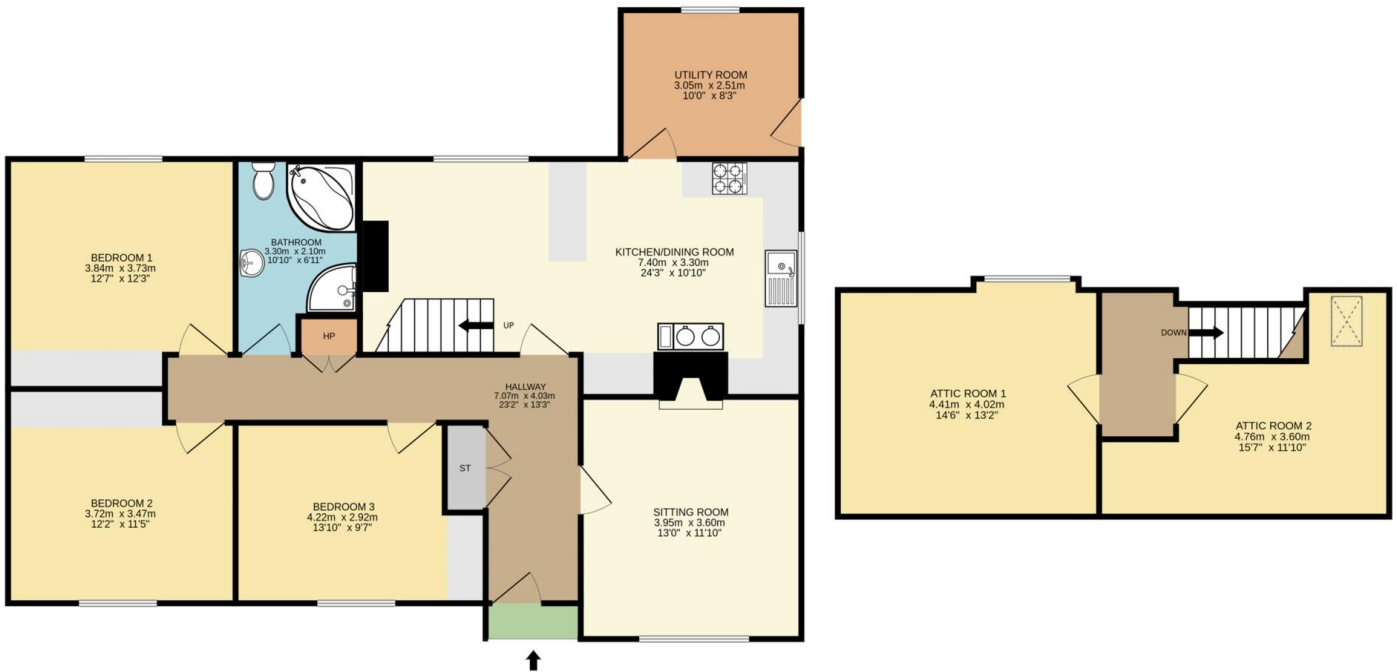
Conveniently located just 10 minutes from Newport (6.5km), 5 minutes from Ballinahinch (4km), 10 minutes from Birdhill (6.7km), and within easy reach of Limerick City (33km), Nenagh (19km), and Shannon Airport (53km), This well maintained home offers an ideal balance of rural living and accessibility. Viewing is highly recommended.







## ACCOMMODATION

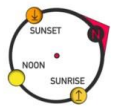


Farneigh, Newport, Co. Tipperary V94N2VY

Approx. floor area  
148m<sup>2</sup> / 1593ft<sup>2</sup>

3 1 2 24m<sup>2</sup> 258ft<sup>2</sup> 68m<sup>2</sup> 731ft<sup>2</sup>

DISCLAIMER: Floor plan measurements are approximate and are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only. The dimensions are not intended to form part of any contract or warranty







#### PRICE

€390,000

#### DIRECTIONS

See eircode V94 N2VY

#### VIEWING

By appointment

Contact Negotiators:  
Eoin Dillon

#### BUILDING ENERGY RATING (BER)

BER: D2

BER No: 118185636

Energy Performance Indicator: 276.87 kWh/m<sup>2</sup>/yr

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