

For Sale
By Private Treaty

Guide Price

€420,000

REA
JOHN LEE



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BER D1

CLARE GLENS

Newport, Co. Tipperary.

V94 RVR6

4-Bed Detached Residence c. 167 sq.m.



reajohnlee.ie

PSRA: 002764

| Location

The property is perfectly positioned to offer the best of both worlds – peaceful rural surroundings and excellent connectivity. Limerick City and the University of Limerick are within easy reach, making this an ideal choice for families, professionals, or anyone seeking a serene lifestyle with urban amenities close by.

The area is served by a number of primary and secondary schools in Newport town.

| Description

REA John Lee are delighted to bring to the market this exceptional 4-bedroom detached residence nestled on an elevated and mature site just a stone's throw from the renowned Clare Glens – a picturesque woodland and river walk amenity. Offering c. 167 sq.m. of bright, well-proportioned living space, this family home combines the tranquillity of country living with easy access to city conveniences.

Key Features:

Spacious and light-filled accommodation extending to c. 167 sq.m., 4 generous double bedrooms with 2 en-suite bathrooms, ideal for family living, Well-appointed kitchen and dining area with stunning countryside views, Comfortable living room with feature fireplace, Mature site of c. 0.958 acres with ample parking and outdoor space, Beautiful elevated setting with panoramic rural vistas, Short distance to the scenic Clare Glens nature trails, Convenient access to Newport, Limerick City, and University of Limerick

Viewing:

This wonderful home must be seen to be fully appreciated. Early viewing is highly recommended.

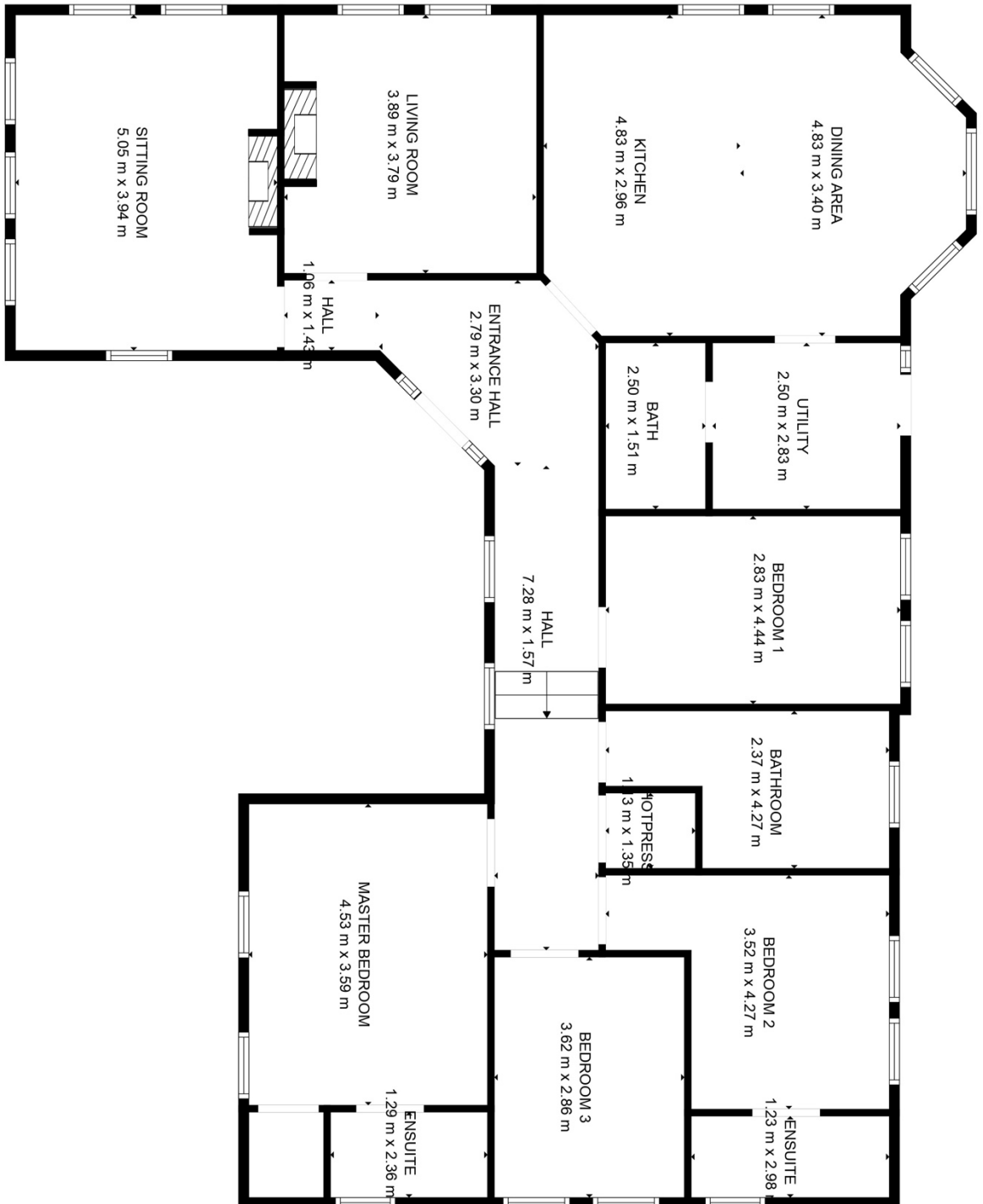
Services include; Mains ESB, Mains Water, Oil Fired Central Heating, Septic tank.

Built c. 2003. Floor Area c. 1,805 sq.ft.

Call 061 378 121



Accommodation



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



| Outside

Elevated site with approaching gravel driveway and mature gardens enclosing a manicured lawn area with generous hedging. The property has unrivalled views over the surrounding hinterland and is a short walk from the Clare Glens amenity area.

| BER

D1
248.43 kWh/m2/yr
BER No. 118278035

| Viewing

By prior appointment.

| Directions

From Newport proceed straight through the town on the Thurles road. Turn right at the GAA grounds and continue straight towards the Clare Glens The property is on the left with sign thereon. 3km Newport town. V94 RVR6

| Price

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| Selling agents

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