

For Sale
By Private Treaty

Guide Price
€395,000

REA
JOHN LEE



23 STONEHALL

Newport, Co. Tipperary.
V94 YY5P

4 Bedroom Detached Residence c. 153 sq.m.



BER C2



reajohnlee.ie

PSRA: 002764

| Location

This property is situated a short distance from the centre of Newport and is within easy reach of the University of Limerick and only 15km outside Limerick City with easy access to the M7 road network. The National Technological Park is just minutes by car, while the area is served by a number of primary and secondary schools.

| Description

REA John Lee are delighted to present to the market this Superb 4 Bedroom Detached Residence. This exceptional family home is set in one of Newport's most sought after residential locations, within walking distance of all local amenities and only 15 minutes from Limerick City. The property offers bright, spacious accommodation throughout, extending to c. 153 sq.m., and is presented in excellent condition. Accommodation comprises an inviting entrance hall, spacious living room with feature fireplace, large kitchen/dining area with adjoining utility, guest w.c., study and four generous bedrooms (master en-suite), together with the main family bathroom. The residence is set on a mature, landscaped site with a private rear garden and ample parking to the front. There is a steel garden shed to one side. Stonehall is a highly regarded development, ideal for families seeking convenience and a strong community atmosphere. This is a superb opportunity to acquire a quality family home in a prime location. Viewing can be arranged through the agent.

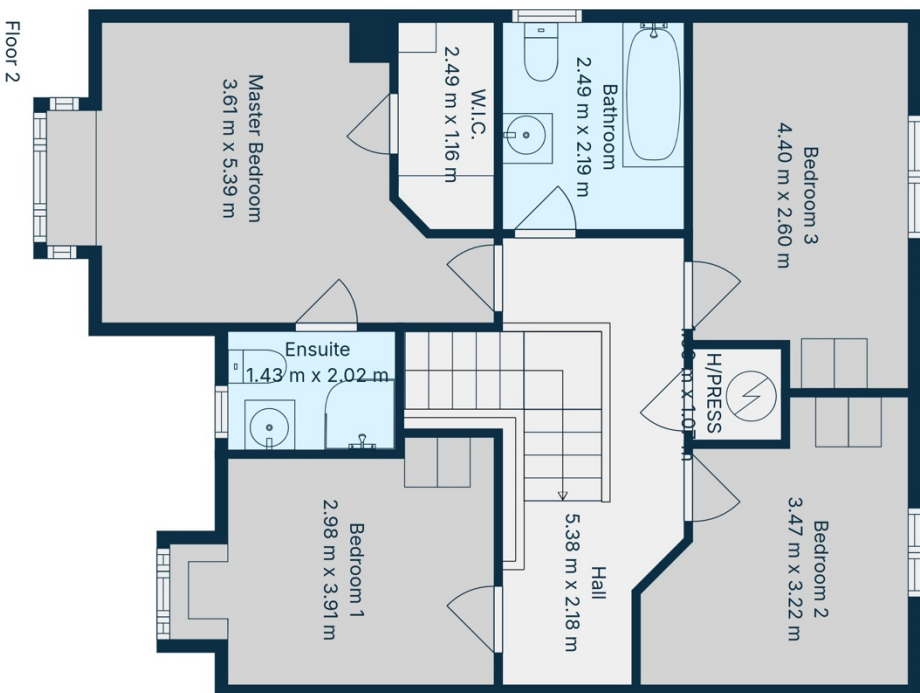
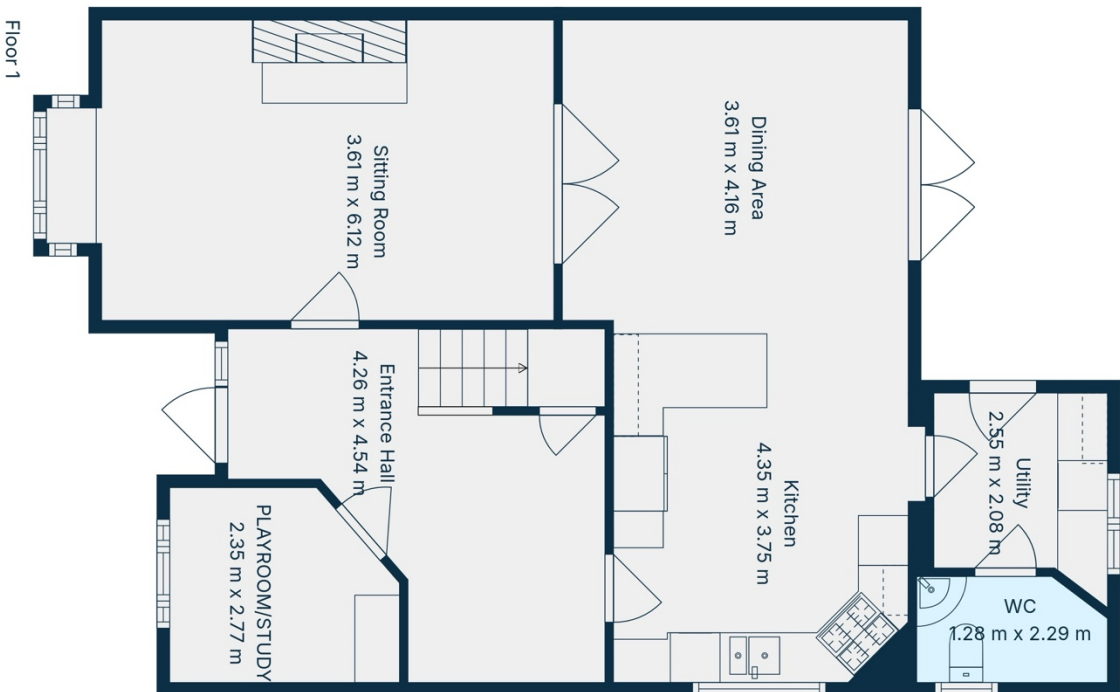
Services include; Mains ESB, Mains Water, Mains Gas Central Heating, Mains Sewerage. All windows are double glazed pvc.

Built c. 2005. Floor Area c. 1,651 sq.ft.

Call 061 378 121



Accommodation



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





Outside

The rear garden is well laid out with excellent side access. The property enjoys ample privacy to the rear and has a large garden shed with good side access on both sides of the property.

BER

C2
175.08 kWh/m2/yr
BER No. 109100024

Viewing

By prior appointment.

Directions

Coming into Newport proceed to the Square and turn left. Proceed straight on approx. 850m and turn left into Stonehall Estate. Take 2nd right and follow the road towards the rear of the estate. The property is on the right with sign thereon. V94 YY5P

Price

€395,000



Selling agents

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