

For Sale
By Private Treaty

Guide Price
€475,000

REA
JOHN LEE



REA
JOHN LEE

4 CARN NA REE,
Old Singland Road, Limerick.
V94 NT2H

4 Bedroom Detached – c. 134 sq.m.

BER C2



reajohnlee.ie

PSRA: 002764



| Location

This beautiful property is ideally located close to the new Bon Secours Hospital, Limerick Educate Together School, Sporting facilities, Two Retail Parks and the City Centre together with a host of local shops, cafes, and leisure facilities, this home enjoys an enviable position with easy access to Limerick City and the M7 motorway.

| Description

REA John Lee are delighted to present this superb **4 bedroom detached residence** located in the highly sought-after residential enclave of **Carn na Ree**, just off the **Old Singland Road**, Limerick. This exceptional property offers spacious, well-appointed accommodation and a prime location within minutes of two retail parks, the new Bon Secours Hospital, Limerick Educate Together School, and the City Centre.

The residence extends to a generous floor area and is presented in excellent condition throughout, offering bright, welcoming living spaces ideal for family life. The ground floor comprises an inviting entrance hall, large sitting room with feature fireplace, spacious kitchen/dining area with garden access, utility room, guest w.c., and garage or playroom. Upstairs, there are four well-proportioned bedrooms (main ensuite) and a family bathroom.

Outside, the property boasts a beautifully maintained garden with ample parking to the front with electric gates and a private rear garden — perfect for outdoor entertaining and family enjoyment.

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

Built c. 2007. Floor Area c. 134 sq.m.

Call 061 378 121

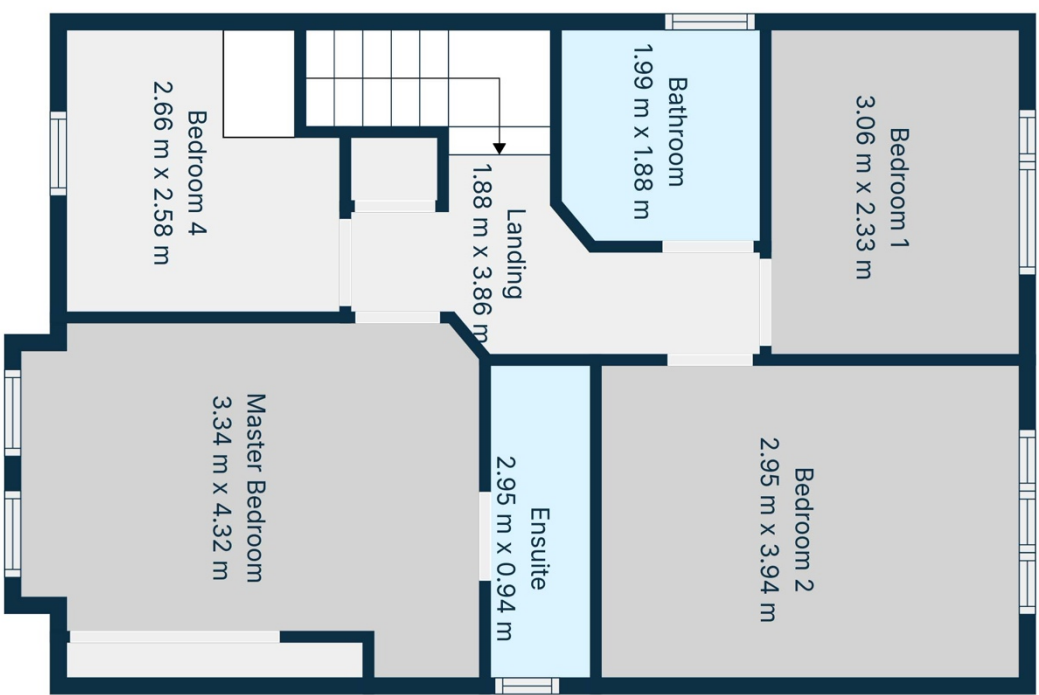


Accommodation

Floor 1



Floor 2



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





| Outside

Mature enclosed garden to the rear with excellent access. There is secure parking to the front for two cars which have the benefit of electric gates and mature hedging.

| BER

C2
192.65 kWh/m2/yr
BER No. 118940550

| Viewing

By prior appointment.

| Directions

Eircode: V94 NT2H

| Price

€475,000



| Selling agents

REA John Lee
Main Street,
Newport,
Co. Tipperary.
V94 FC8Y

T 061 378121
E info@reajohnlee.ie
W www.reajohnlee.ie

| Sales agent

James Lee
BSc. Hon's., MRICS MSCSI
Director

T (086) 235 1221
E james@reajohnlee.ie

CONDITIONS TO BE NOTED: The terms set out herein are by way of partial summary. Intending purchasers should obtain a copy of the Conditions of Sale where the matters are dealt with comprehensively. Particulars and Conditions of sale are available from the Agents and the Solicitors with carriage of sale. REA John Lee for themselves and for the vendors whose agents they are, give notice that: 1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of REA John Lee has any authority to make representations or warranty whatsoever in relation to this property. All prices quoted are exclusive of VAT

reajohnlee.ie

PSRA: 002764

