

**For Sale**  
By Private Treaty

Guide Price

**€395,000**

**REA**  
**JOHN LEE**



3 BED



1 GARAGE



4 BATH



177 M<sup>2</sup>

**REA**

**JOHN LEE**

**BER B2**

**LOWER GRAWN,**  
Ballinahinch Birdhill, Co. Tipperary.  
V94 N2DC

3 Bedroom Detached – c. 177 sq.m.



the mark of  
property  
professionalism  
worldwide



**reajohnlee.ie**

PSRA: 002764



## | Location

Set in the tranquil countryside, the property enjoys a peaceful lifestyle while maintaining excellent connectivity. Birdhill Train Station, the M7 interchange, schools, shops, and local amenities are all within easy reach. Limerick City is approximately 20 minutes away, making this a perfect home for families, commuters, or those seeking a scenic escape with convenience.

## | Description

REA John Lee bring to the market, this superb 3 Bedroom Detached Residence which offers spacious, light filled living on a generous c. 1.16-acre site in this excellent location a short distance from Ballinahinch and Birdhill. Extending to approximately 177 sq.m., this beautifully presented home combines modern comfort with idyllic rural surroundings and breathtaking panoramic views. Highlights include; Large c. 1.16-acre site offering exceptional privacy and space, Stunning scenic views over rolling countryside, Beautifully positioned with no overlooking property and excellent natural light, Generous gardens, ideal for outdoor living, pets, or future landscaping, Bright, spacious interior layout with a family friendly flow, Convenient location with easy access to the M7 motorway for commuting to Limerick City, University or Dublin. Accommodation Includes; Welcoming entrance hall, Large living room with feature fireplace and expansive scenic views, Open-plan kitchen/dining area, Utility room and guest WC, 3 spacious bedrooms, all with ensuite bathrooms. Outdoor Features consist of; Extensive lawns and natural boundaries, Panoramic views across open countryside, Ample parking and detached double garage, Solar Panels with 5kw battery, Peaceful rural setting yet moments from village amenities. Homes of this quality, scale, and setting are seldom available in the area. With its impressive site, stunning views, and generous living space, this property offers an outstanding opportunity to acquire a forever home in a truly picturesque location. Inspection is highly recommended.

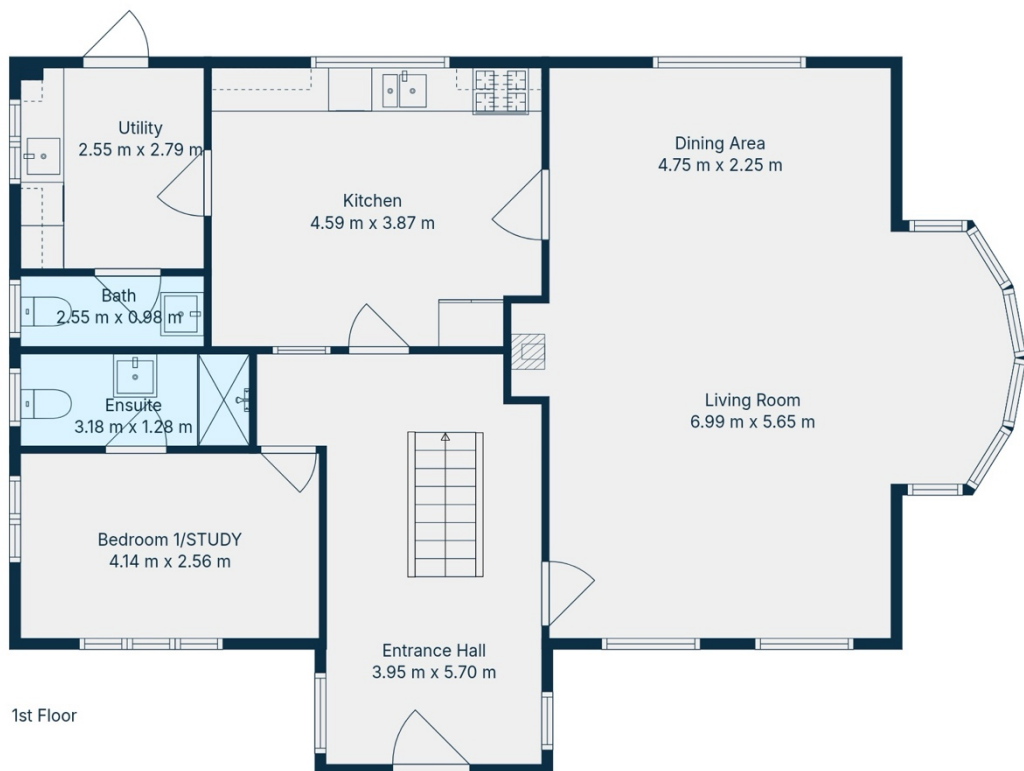
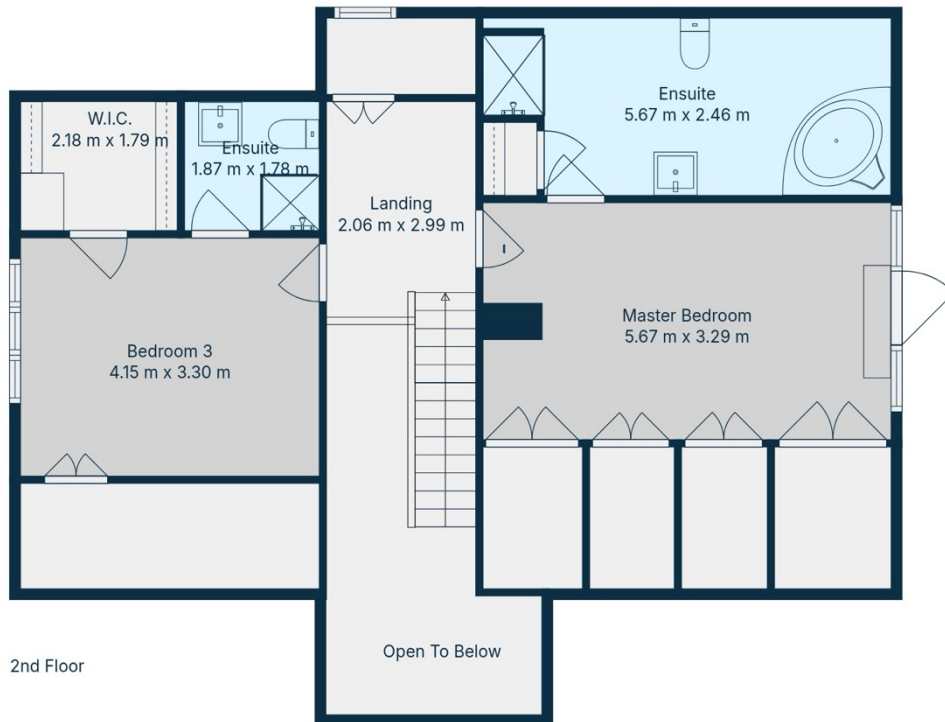
Services include; Mains ESB, Private Water, Gas Fired Central Heating, Septic tank. All windows are double glazed pvc & teak.

Built c. 2000. Floor Area c. 177 sq.m.

**Call 061 378 121**



## Accommodation



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





## | Outside

Large mature site c. 1.16 acres with stunning views of the rolling hinterland. Approached via long gravel driveway with a detached double garage to the side. The property features an electric car charger and solar panel installation with 5kw battery pack.

## | BER

B2  
124.06 kWh/m2/yr  
BER No. 117932863

## | Viewing

By prior appointment.

## | Directions

Eircode: V94 N2DC

## | Price

€395,000



## | Selling agents

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

**T** 061 378121  
**E** [info@reajohnlee.ie](mailto:info@reajohnlee.ie)  
**W** [www.reajohnlee.ie](http://www.reajohnlee.ie)

## | Sales agent

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

**T** (086) 235 1221  
**E** [james@reajohnlee.ie](mailto:james@reajohnlee.ie)

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