

**For Sale**  
By Private Treaty

Guide Price  
**€320,000**

**REA**  
**JOHN LEE**



**CRAGG,**  
Birdhill, Co. Tipperary.  
V94 E6P5

3 Bedroom Detached – c. 100 sq.m.

**BER E2**



**reajohnlee.ie**

PSRA: 002764



## | Location

The property is within easy reach of Birdhill village, Newport, and Castletroy/Limerick, with good connectivity to the national road network—making it an excellent option for commuters.

## | Description

REA John Lee present to the market this 3 Bedroom Detached Bungalow set in a pleasant rural setting a short distance from Birdhill. This property offers a fantastic opportunity for purchasers looking for a renovation / modernisation project with strong potential to create a comfortable family home. The property stands on a generous lawned setting, with a bright frontage and excellent scope to enhance, extend (subject to planning) and improve the overall finish to your own style and specification. Accommodation consists of Entrance Hall, Sitting Room, Kitchen / Dining Room, Utility, 3 Bedrooms - 1 en-suite, Family Bathroom. Viewing is recommended and can be arranged through the agent.

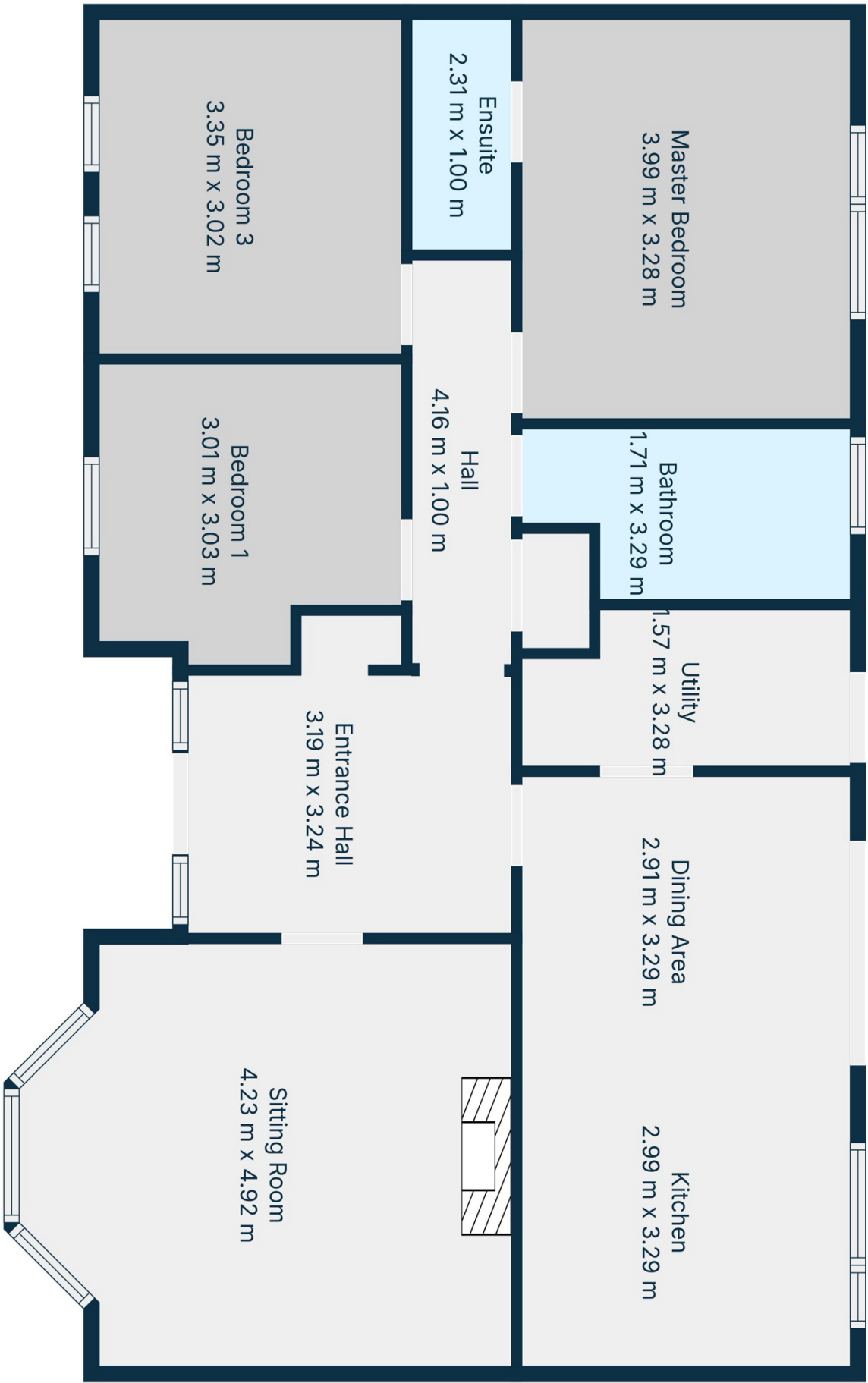
Services include; Mains ESB, Mains Water, Oil Fired Central Heating, Septic tank. All windows are double glazed pvc.

Built c. 1997. Floor Area c. 100 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. 0.56 acres accessed via gravel driveway. The mature gardens require landscaping yet offer enormous potential.

## | BER

E2

372.28 kWh/m<sup>2</sup>/yr

BER No. 119052579

## | Viewing

By prior appointment.

## | Directions

Eircode: V94 E6P5

## | Price

€320,000



## | Selling agents

**REA John Lee**

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Co. Tipperary.  
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## | Sales agent

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**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

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