

For Sale
By Private Treaty

Guide Price
€450,000

REA
JOHN LEE



13 MULCAIRE MANOR,

Newport, Co. Tipperary.

V94 DKA4

4 Bedroom Detached – c. 210 sq.m.

BER C1



reajohnlee.ie

PSRA: 002764



| Location

Mulcaire Manor is a well-established and highly desirable estate within easy reach of Newport town, schools, shops, sporting amenities and commuter routes to Limerick City & University, Business Parks, M7 Motorway network and surrounding areas—offering the perfect blend of countryside living and accessibility.

| Description

REA John Lee are delighted to present this exceptional 4 bedroom detached modern residence in the ever-popular Mulcaire Manor, Newport. Just launched to the market, this superb home offers bright, contemporary living with generous proportions throughout—ideal for families, those looking to upgrade, or anyone seeking a turnkey property in a highly regarded residential setting. It features 4 Bedrooms with built in wardrobes to 3, Modern, well-presented interiors, Spacious open plan family accommodation with excellent natural light, Private rear garden – ideal for outdoor dining and family use, Off-street parking, sought-after location convenient to Newport town and local amenities. Accommodation is thoughtfully laid out for modern family living, with a welcoming entrance hall leading to a comfortable living room and an open, practical flow into the main living spaces. The kitchen/dining area provides an ideal hub of the home, while the bedroom accommodation includes a superb main bedroom and three further well-proportioned bedrooms—perfect for family, guests or home office use. Bathrooms are modern and finished to a high standard. There is a stairs to the attic area which provides additional storage space that can be utilized for a number of different purposes. Early viewing is strongly advised as homes of this calibre in Mulcaire Manor are in high demand.

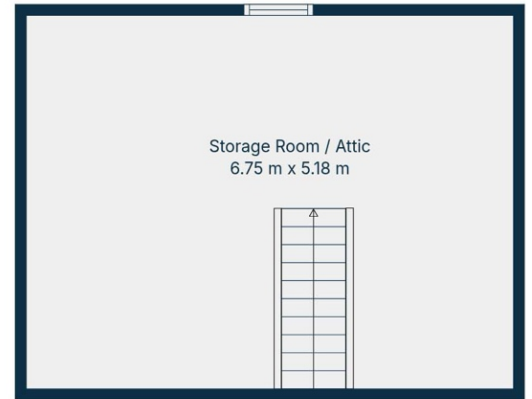
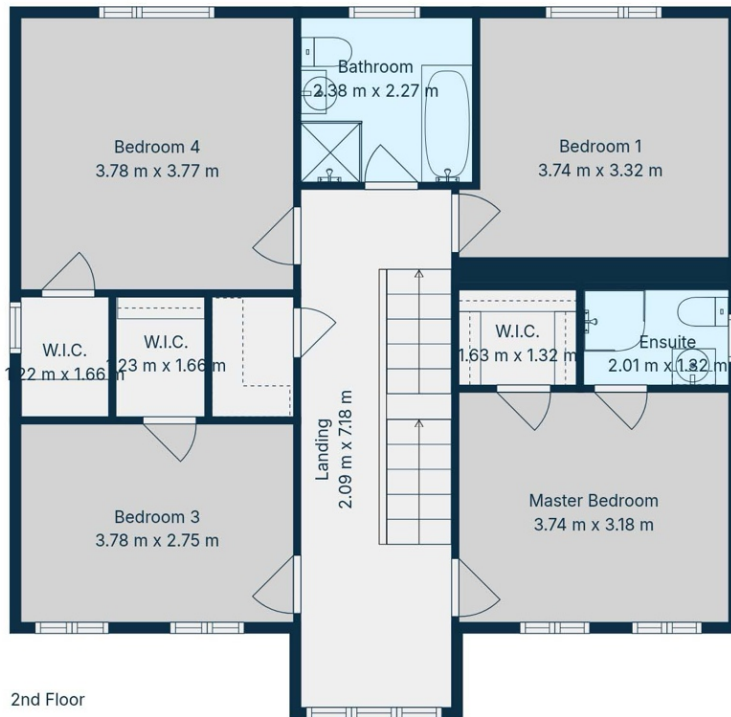
Services include; Mains ESB, Mains Water, Gas Fired Central Heating, Mains Sewerage. All windows are double glazed pvc.

Built c. 2004. Floor Area c. 210 sq.m.

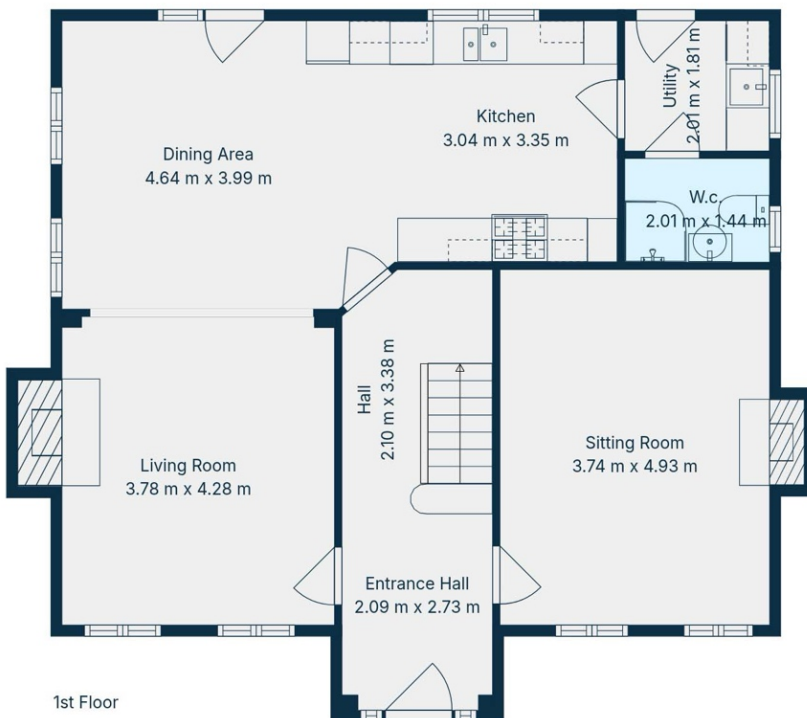
Call 061 378 121



Accommodation



3rd Floor



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



Outside

Private gardens to the rear with spacious patio area and elevated lawn area. There is ample side access with parking and mature shrubbery also to the front.

BER

C1
167.14 kWh/m2/yr
BER No. 119054187

Viewing

By prior appointment.

Directions

Eircode: V94 DKA4

Price

€450,000



Selling agents

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