

For Sale
By Private Treaty

Guide Price
€290,000

REA
JOHN LEE



BER C1

CHURCHQUARTER

Kilcommon, Thurles, Co. Tipperary.
E41 R9K1

4 Bedroom Detached Residence – c. 132 sq.m.



reajohnlee.ie

PSRA: 002764

| Location

The property enjoys a convenient setting in the centre of Kilcommon village, 1.5km from the R503, 40 minutes from Limerick City and 30 minutes from Thurles. The area is also well placed for commuting and for enjoying the surrounding rural countryside. Local amenities include; school, church, community hall, public house and shop.

| Description

REA John Lee are delighted to present this attractive detached 4 bedroom residence ideally located in the heart of Kilcommon village, offering the perfect balance of village convenience and spacious country style living. Extending to approximately 1,453 sq.ft., this well proportioned family home stands on a mature site of c. 0.49 acres, providing ample outdoor space together with a large detached garage to one side, ideal for storage, workshop use, or a variety of additional purposes. This appealing property offers bright and comfortable accommodation throughout and will suit a range of purchasers including family buyers, those seeking more outdoor space, or anyone looking to enjoy village living within easy reach of Thurles and Limerick. The mature grounds provide excellent privacy and potential, with generous front, side, and rear space for gardening, recreation, or further development subject to the necessary approval. Properties in such a central village setting with generous grounds rarely come to the market, and this sale presents an excellent opportunity to acquire a substantial home in a well established and convenient location. Early viewing is strongly recommended and can be arranged through the agent.

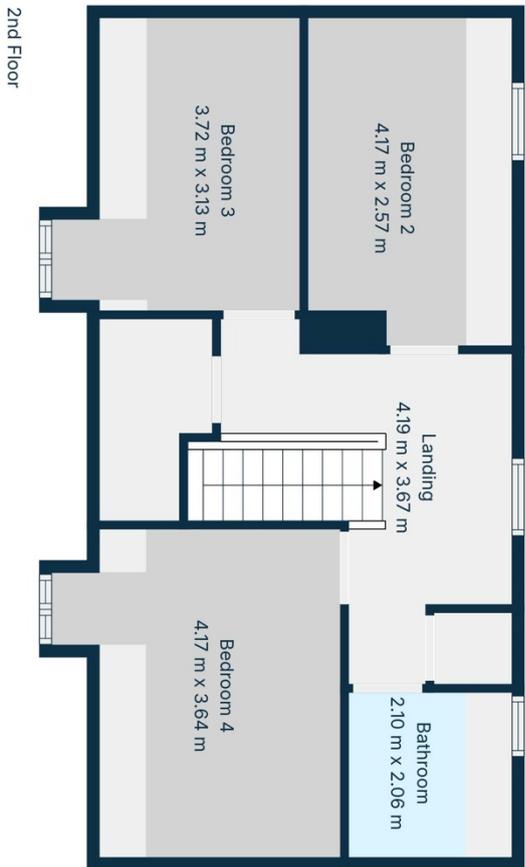
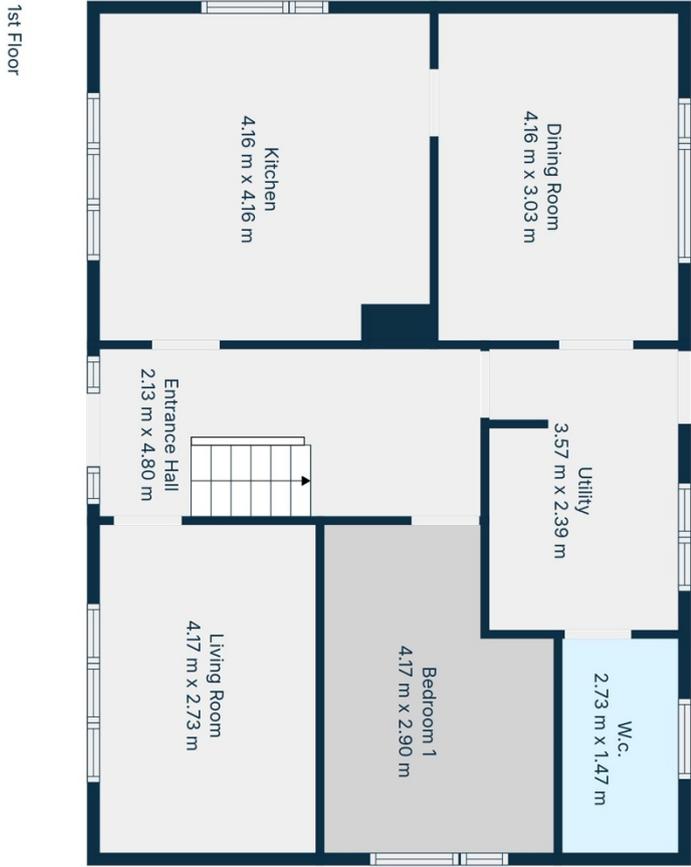
Services include; Mains ESB, Septic tank. Mains Water, Oil Fired Central Heating, pvc d.g. windows.

Built 2001

Call 061 378 121



Accommodation



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





| Outside

There is a large lawn area to the front with detached garage to one side. The ample concrete driveway provides excellent parking and leads to a yard area to the rear. There is a concrete block wall to the front and sides with scenic views to the rear.

| BER

C1

168.46 kWh/m²/yr
BER No. 119198273

| Viewing

By prior appointment.

| Directions

Enter the Eircode E41 R9K1, the property is situated in the centre of Kilcommon village with sign thereon.

| Price

€290,000



| 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

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