

For Sale
By Private Treaty

Guide Price
€450,000

REA
JOHN LEE



REA
JOHN LEE

49 RIVERBANK, MULCAIRE MANOR,

Newport, Co. Tipperary.

V94 V8RD

4 Bedroom Detached Residence 193 sq.m.



BER C2



reajohnlee.ie

PSRA: 002764

| Location

This beautiful family home is situated within walking distance of the centre of Newport convenient to Schools, Shops, Bars, Restaurants and Leisure activities. It is within easy reach of the University of Limerick and only 15km outside Limerick City with easy access to the M7 road network. National Technological Park is just minutes by car, while the area is served by a number of primary and secondary schools.

| Description

REA John Lee bring to the market this Fantastic Detached 4 Bedroom Home situated on a quiet cul de sac. This ideally positioned home overlooks a large green area on the banks of the Mulcaire River, towards the rear of this sought after estate on the verge of Newport. The property is within walking distance of all amenities such as schools, shops, church, park, food outlets and sporting clubs. This location is second to none in this sought after estate, offering an unrivalled sense of convenience within a gentle stroll of a host of amenities. It occupies an elevated site with generous parking to the front and enclosed garden to the rear. The accommodation is spacious and well laid out with a bright entrance hall leading to two receptions and large open plan kitchen / dining area with a utility room and w.c. completing the downstairs. Upstairs the property extends to 4 large double bedrooms (1 with walk in wardrobe and en-suite) and a family bathroom. There is also stira stairs access to a large attic area which provides ample storage. This home is an ideal opportunity for any discerning purchaser within commuting distance of Limerick City and convenient to the University of Limerick.

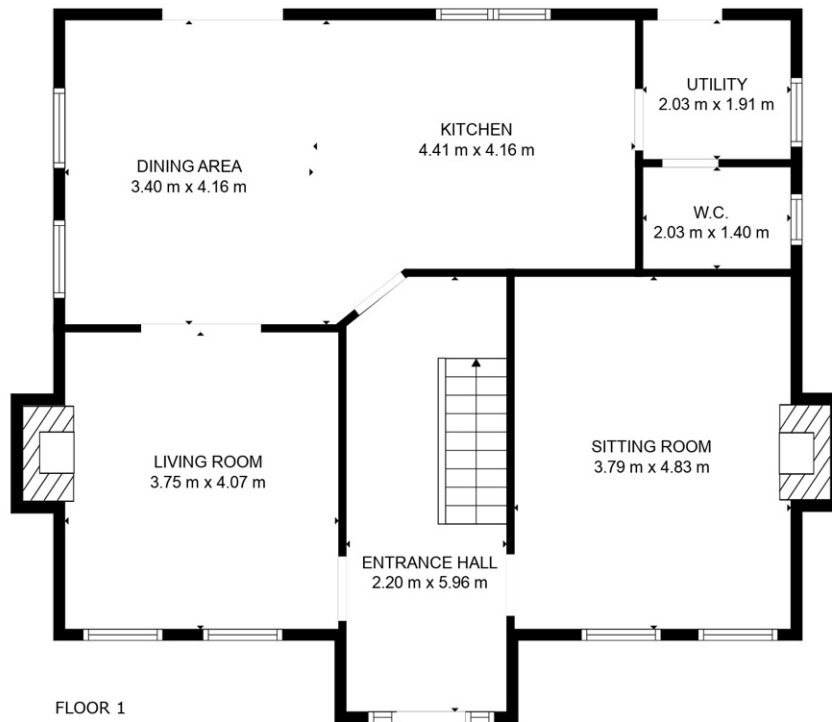
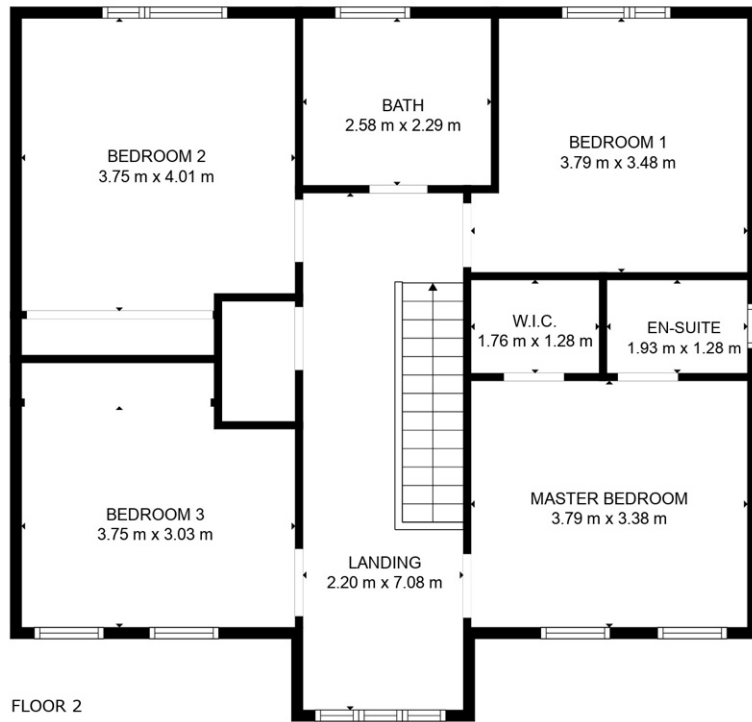
Services include; Mains ESB, Mains Water, Mains Gas Central Heating, Mains Sewerage. All windows are double glazed pvc.

Built c. 2006. Floor Area c. 2,081 sq.ft.

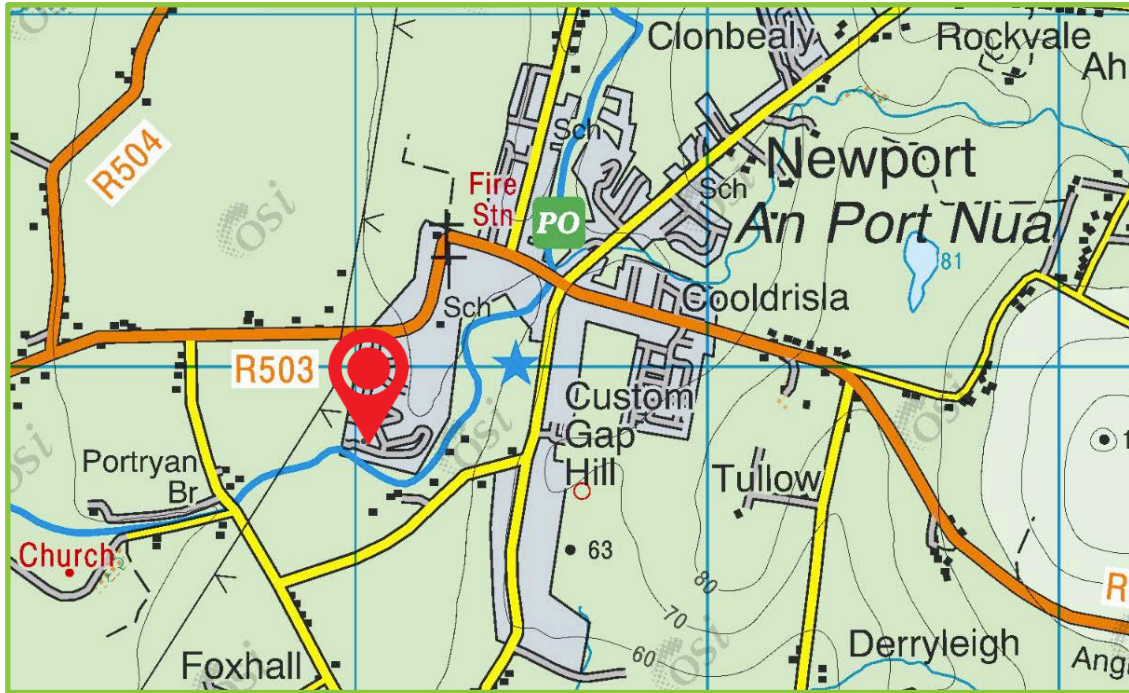
Call 061 378 121



Accommodation



MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



| Outside

Generous tarmac driveway to the front with enclosed garden to the rear. There is a large green area to the front bounding the Mulcair River which is perfect for year round enjoyment.

| BER

C2
184.22 kWh/m²/yr
BER No. 107222523

| Viewing

By prior appointment.

| Directions

Coming into Newport from Limerick turn right after Ryans Centra into Mulcaire Manor Estate. Proceed to the rear of the Estate taking last right turn. Property is a short distance on the right. V94 V8RD

| Price

€450,000



| Selling agents

REAJOHN 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. REAJOHN 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 REAJOHN LEE has any authority to make representations or warranty whatsoever in relation to this property. All prices quoted are exclusive of VAT