

REA

Eoin Dillon



3 BEDROOM DETACHED
G.I.A. 90.59 m² (975 sq. ft.)

FOR SALE BY PRIVATE TREATY

98 Rosehill,
Newport
County Tipperary
V94 NR7F

AMV €299,950

BER B3

DESCRIPTION

REA Eoin Dillon is delighted to present to the market No. 98 Rosehill, a charming 3-bedroom detached property situated in a serene cul-de-sac with picturesque views of the surrounding nature. Conveniently located within walking distance to all local amenities, including schools, shops, and a creche situated less than 100 meters from the property, No. 98 Rosehill is ideal for families.

This property is finished to a high standard and exudes a lovely modern feel. Upon entering, you are greeted by a bright and airy entrance hallway with elegant tiled flooring, a carpeted staircase leading to the first floor, and practical under stairs storage along with a ground floor WC. To the left is a spacious living room featuring laminate wood flooring and an inviting insert stove with a polished stone surround. The rear of the property hosts a delightful kitchen/dining room, boasting tiled flooring, fully fitted kitchen units with ceiling-high wall units, an electric oven and hob, and French doors that flood the room with natural light. Just off the kitchen is the utility room with tiled flooring, fitted units, plumbing for a washing machine, and rear access.

On the first floor, there are three bedrooms, all with carpet flooring. The primary bedroom benefits from an en-suite which is fully tiled and equipped with an electric shower. The third bedroom is currently being used as a walk-in wardrobe but can easily be converted into a single bedroom if needed. The family bathroom is also fully tiled and features a bath, WC, and WHB. The landing upstairs is fully carpeted, offers access to a hotpress/airing cupboard, and benefits from a large skylight that brightens up the whole area.

Externally, the property is fully detached with pedestrian access to the rear on both sides. The tarmac driveway provides parking spaces for two cars, with additional communal spaces available when needed. The private cul-de-sac overlooks trees and nature, enhancing the property's tranquil setting. The back garden includes a wooden shed for added storage. The property has gas central heating and is serviced by mains water and sewerage, boasting a fantastic B3 energy rating.

Viewing is highly recommended.

FEATURES

- Charming 3 bedroom detached property situated in a quiet cul de sac in Newport Town
- Gas fired central heating, mains water and sewerage
- Boasting a B3 energy rating
- Finished to a high standard throughout
- High speed internet



ACCOMMODATION

Ground Floor

- Entrance Hall 4.87m (16'0") x 1.86m (6'1") Tiled flooring, carpet stairs, understair storage, WC
- Living Room 4.36m (14'4") x 4.24m (13'11") Laminate wood flooring and insert solid fuel stove
- WC 2.04m (6'8") x 1.49m (4'11") Tiled flooring, WHB & WC
- Kitchen/ Dining Room 4.69m (15'5") x 2.96m (9'9") Tiled flooring, ceiling high wall units and base units, electric oven and hob, double sink, french doors to rear

- Utility 1.78m (5'10") x 1.48m (4'10") Tiled flooring, plumbed for washing machine, fitted units, access to rear

First Floor

- Landing 3.04m (10'0") x 2.09m (6'10") Carpet flooring, skylight, and hotpress
- Bedroom 1 3.55m (11'8") x 3.44m (11'3") Carpet flooring and en-suite
- En-Suite 3.01m (9'11") x 0.85m (2'9") Fully tiled, WC, WHB and electric shower
- Bedroom 2 2.56m (8'5") x 2.42m (7'11") Carpet flooring
- Bedroom 3 2.56m (8'5") x 2.42m (7'11") Carpet flooring
- Bathroom 2.05m (6'9") x 1.76m (5'9") Fully tiled, bath, WC and WHB





PRICE

€299,950

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

Rosehill Estate is situated across from the Community Centre in Newport. Upon entering the estate take the first left and the property will be on the right hand side, recognised by our sign. Eircode V94 NR7F

BUILDING ENERGY RATING (BER)

BER: B3

BER No: 107841470

Energy Performance Indicator: 141.53 kWh/m²/yr



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property
professionals
worldwide



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 Eoin Dillon 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 Dillon 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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