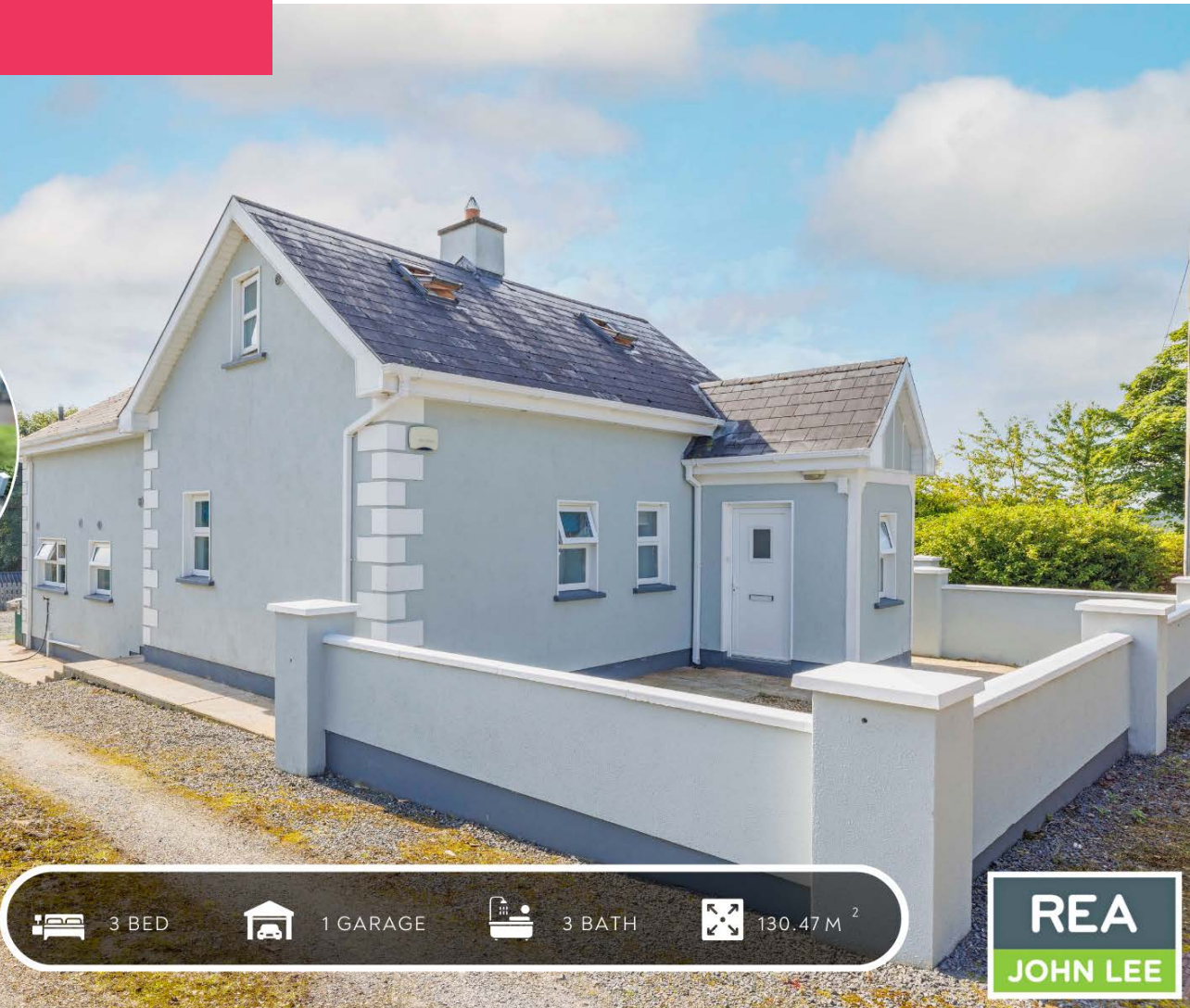


For Sale
By Private Treaty

Guide Price
€320,000

REA
JOHN LEE



3 BED



1 GARAGE



3 BATH



130.47 M²

REA
JOHN LEE

BER B3

CURRAGHDUFF,
Killoscully, Newport, Co. Tipperary.
V94 Y3CK

3 Bedroom Detached Residence on c. 1.13 acres



reajohnlee.ie

PSRA: 002764

| Location

This property is situated within 3 km of Killoscully village, 7 km of Newport, 17km of Nenagh and 24 km of Limerick City. Schools, shops, childcare, cafés post office and church are all within a short 10 minute drive.

| Description

REA John Lee bring to the market this Ideally Situated 3 Bedroom Detached Residence situated in a tranquil setting capturing extensive views over the Silvermines Mountains. This beautiful home is sure to impress as it benefits from a B3 energy rating and with the added advantage of Solar Panels to the roof. The property features a spacious garden standing on c. 1.13 acres in total with an extensive paddock to the rear that offers enormous potential. The residence is decorated to a very high standard throughout with a fully integrated bespoke kitchen, extensive living accommodation throughout and ready for immediate occupation. There is a large detached garage with water & electricity to the rear which is ideal for any car enthusiasts or diy experts. It is also situated on a school bus route for added convenience. Viewing by appointment.

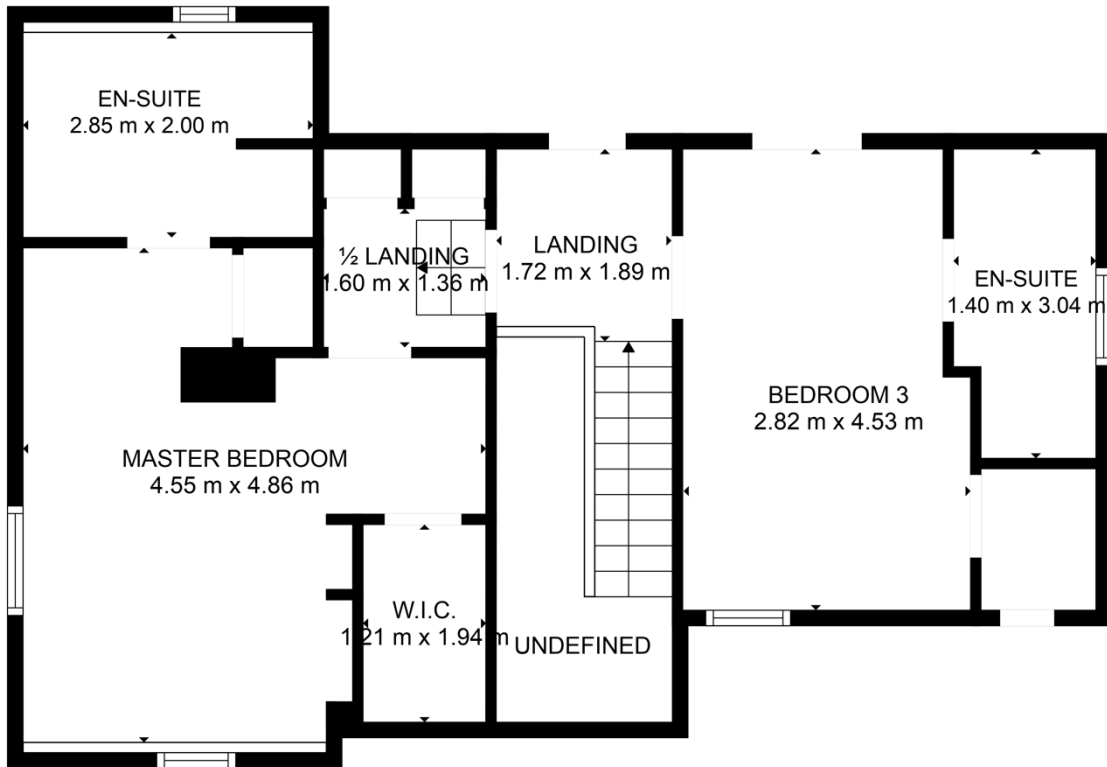
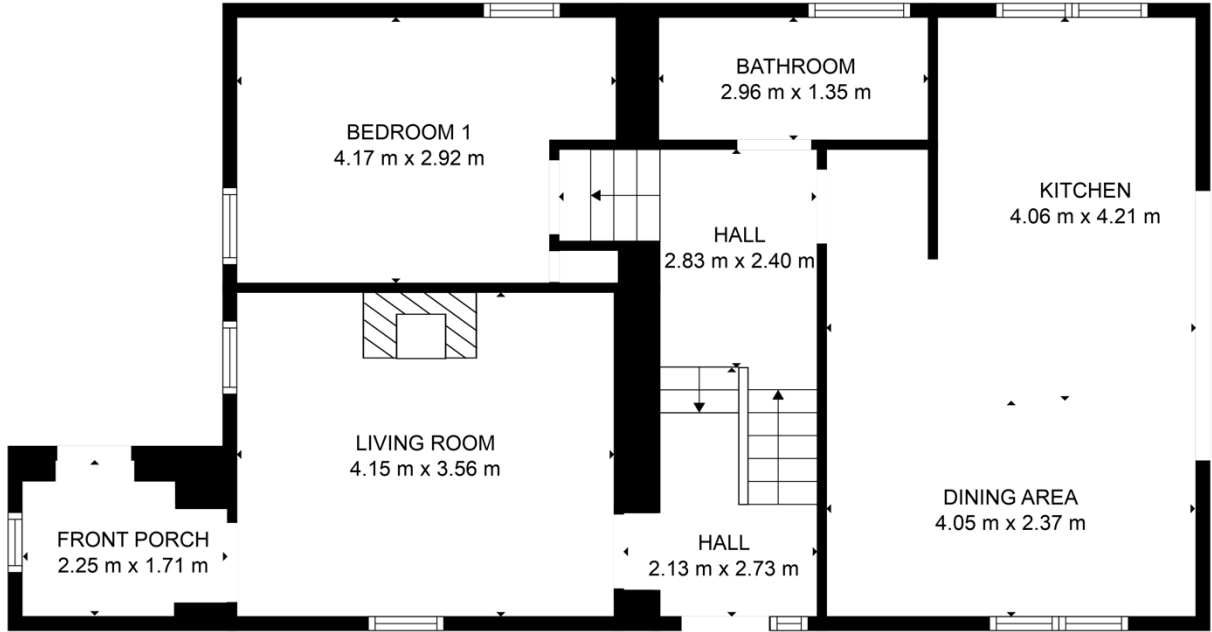
Services include; Mains ESB, Mains Water, Oil Fired Central Heating, Solar Panels for Hot Water, Septic tank. All windows are double glazed pvc.

Built 1900, Renovated 2000. Floor Area c. 130 sq.m.

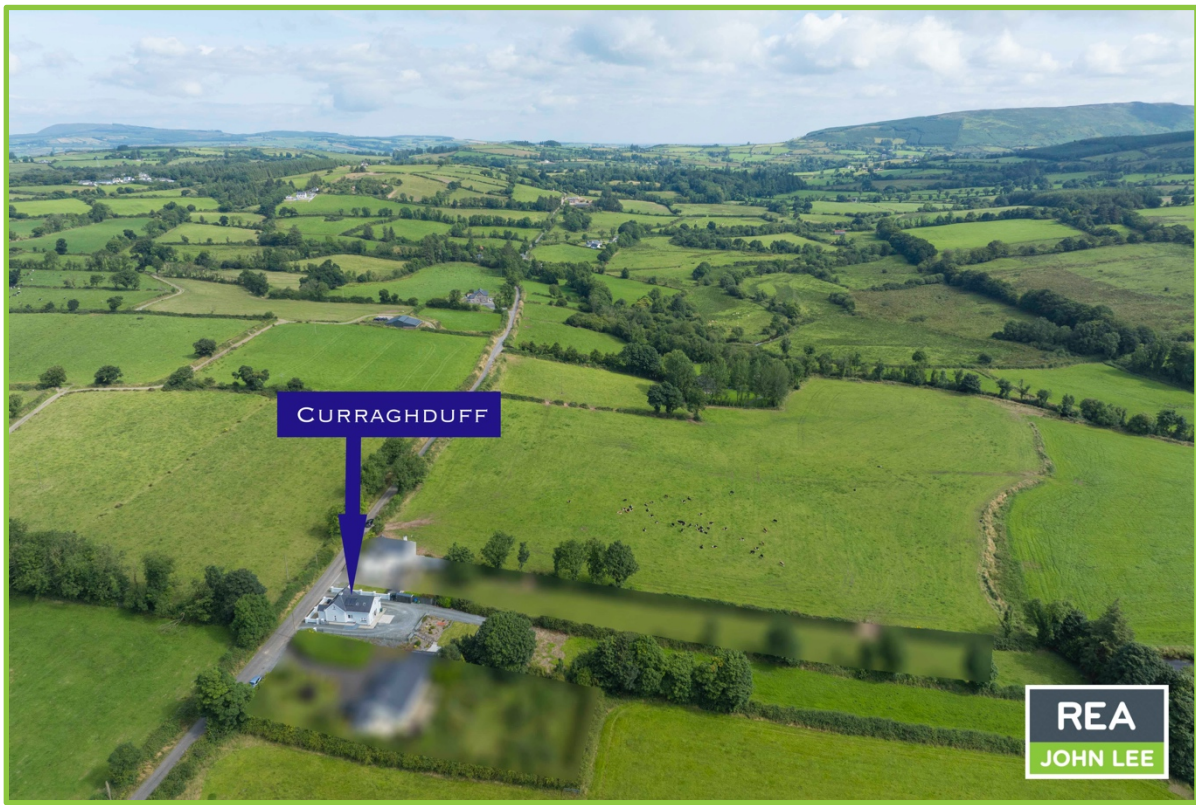
Call 061 378 121



| Accommodation



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



| Outside

Extensive garden to the rear extending to c. 1.13 acres with a large paddock to the rear fronting onto a small river.

| BER

B3
149.67 kWh/m²/yr
BER No. 109278796

| Viewing

By prior appointment

| Directions

This property is situated within 3 km of Killoscully village, 7 km of Newport, 17km of Nenagh and 24 km of Limerick City. Schools, shops, childcare, cafés, post office and church are all within a short 10 minute drive. Eircode: V94 Y3CK.

| Price

€320,000



| Selling agents

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