

**For Sale**  
By Private Treaty

Guide Price  
**€525,000**

**REA**  
**JOHN LEE**



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**JOHN LEE**

**BER B1**

## **FIDDANE**

**NEWPORT, Co. TIPPERARY.**

V94 V20Y

5 Bedroom Detached Residence on c. 0.24 Ha.



**reajohnlee.ie**

PSRA: 002764



## | Location

This property is situated in a scenic location just outside Newport town, only 20 minutes from the University of Limerick, National Technological Park and only 30 mins drive from Limerick City with easy access to the M7 road network. The area is served by primary and secondary schools and all necessary amenities.

## | Description

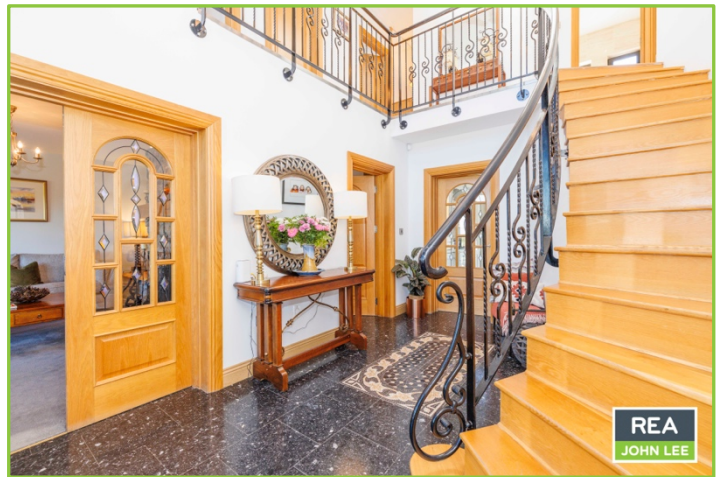
REA John Lee are delighted to present to the market this Impressive 5 Bedroom Detached Residence a short distance outside Newport town. This Exceptional Home occupies a large elevated site with stunning views to the front. The rooms are bright and spacious offering excellent living accommodation throughout with detached independent living and sensory rooms to the rear presenting enormous potential.

Features of this beautiful home include; solid cheerywood & oak floors, bespoke handpainted fitted kitchen with dual fuel cooker, air to water heat pump for first class energy efficiency, underfloor heating throughout, precast concrete floors at first floor level, bespoke concrete stairs, partially floored attic, detached garage with electric roller door. The detached independent living and sensory rooms includes two fully fitted rooms and a large bathroom. Set within mature landscaped gardens this unique family home is finished to the very highest standard throughout.

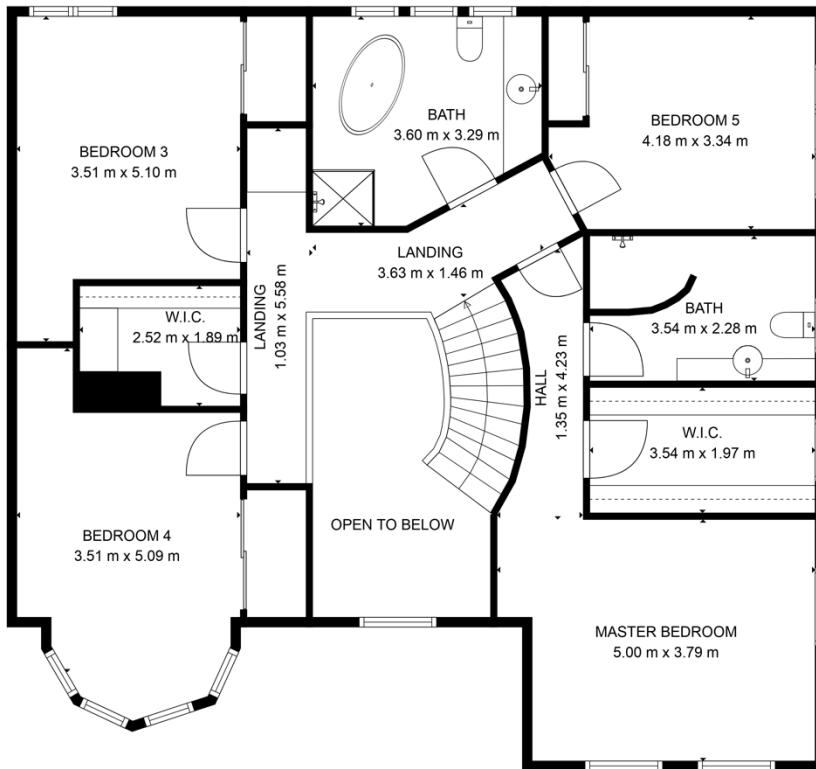
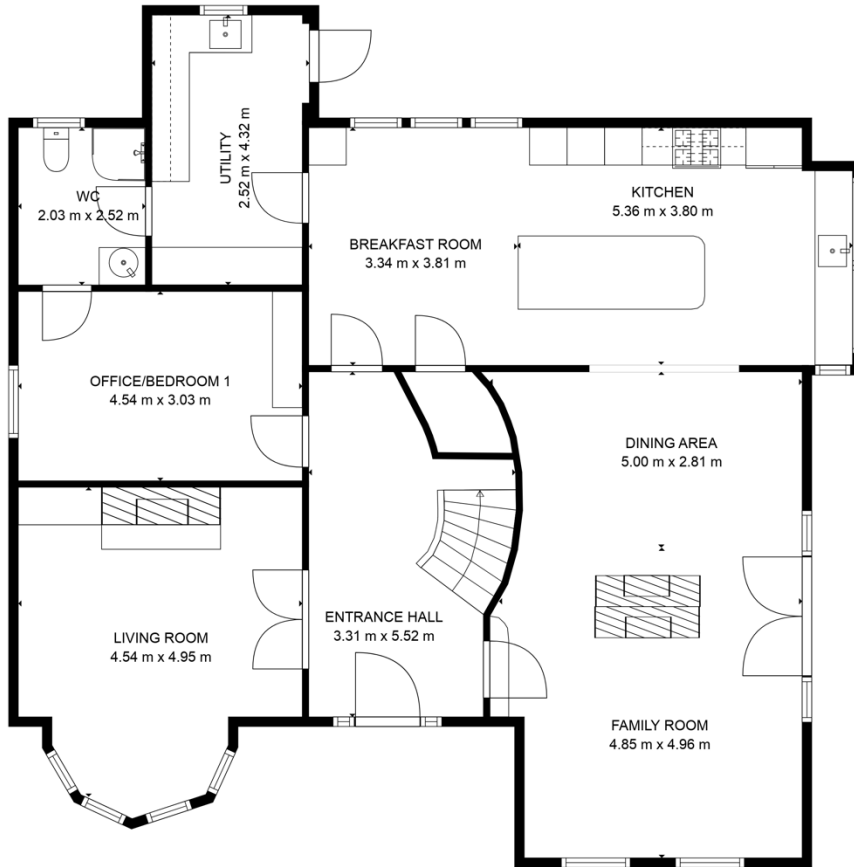
Services include; Mains ESB, Mains Water, Air to Water Underfloor Heating, Biocycle Treatment Unit, pvc double glazed windows, Mobile Broadband, Security Alarm Fitted.

Built c. 2006. c. 253 sq.m.

**Call 061 378 121**



# Accommodation



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



## | Outside

Extensive mature gardens with sweeping tarmac driveway accessed via wrought iron electric gates. Large deck to one side with built in barbeque, detached sensory room and detached garage on the opposite side.

## | BER

B1  
81.05 kWh/m<sup>2</sup>/yr  
BER No. 117761288  
Folio TY34057F

## | Viewing

By prior appointment.

## | Directions

From Newport turn left in the Square and proceed to the graveyard. Continue straight on for c. 3.5km and the property is on the right. c. 5km from Newport town.  
Eircode: V94 V20Y

## | Price

€525,000



## | Selling agents

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## | Sales agent

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