

**For Sale**  
By Private Treaty

Guide Price  
**€240,000**

**REA**  
**JOHN LEE**



**REA**  
**JOHN LEE**

**BER C3**

**7 ROS FEARNA**  
MURROE, Co. LIMERICK.  
V94 F3XC

3 Bedroom Semi Detached Residence c. 95 sq.m.



**reajohnlee.ie**

PSRA: 002764



the mark of  
property  
professionalism  
worldwide

## | Location

This property is situated a short walk from the centre of Murroe village and is within easy reach of the University of Limerick, only 25 minutes from Limerick City with easy access to the M7 motorway. Schools, shops, childcare, bar, café and church are all within a short stroll.

## | Description

REA John Lee are delighted to bring to the market this ideally situated 3 bedroom semi detached residence within walking distance of the centre of Murroe. The property is well proportioned throughout and is ready for immediate occupation. The rear garden is very low maintenance with a large patio area and gravel yard together with a steel frame storage shed. There is ample parking to the front with a small lawn area to one side. It is an ideal home for a first time buyer or investor within easy commuting distance of Limerick City and University. Services include; Mains ESB, Mains Water, Mains Sewerage, Oil Fired Central Heating. Appointment to view can be arranged through the agent.

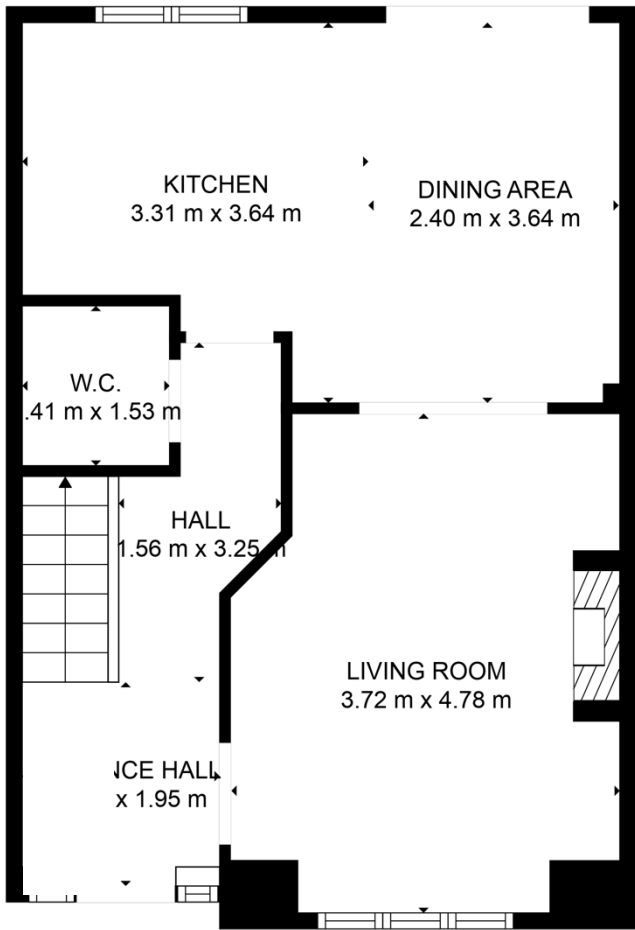
Services include; Mains ESB, Mains Water, Oil Fired Central Heating, Mains Sewerage, pvc double glazed windows.

Built c. 2004. c. 95 sq.m.

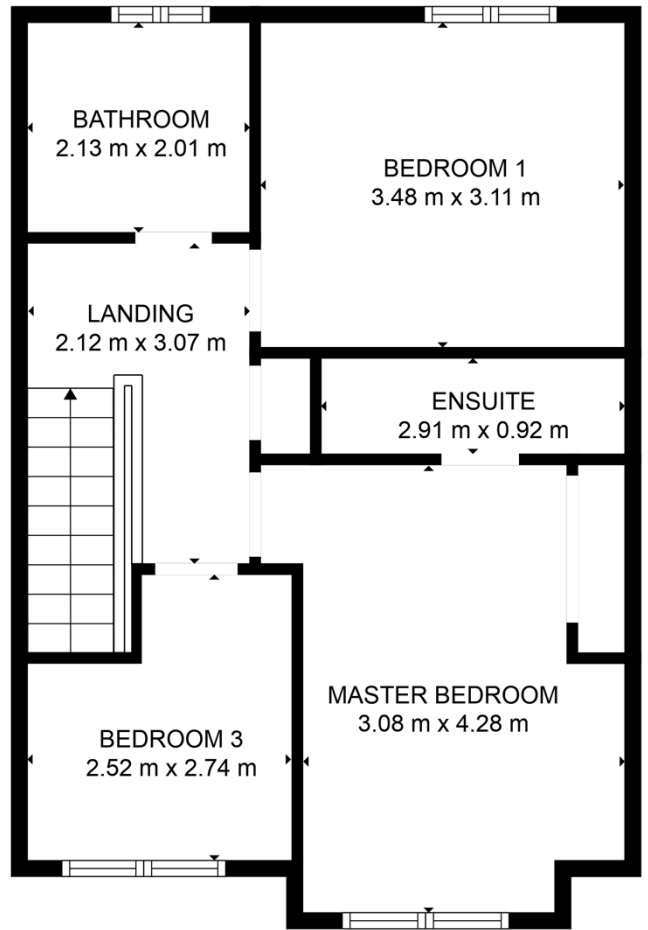
**Call 061 378 121**



# Accommodation

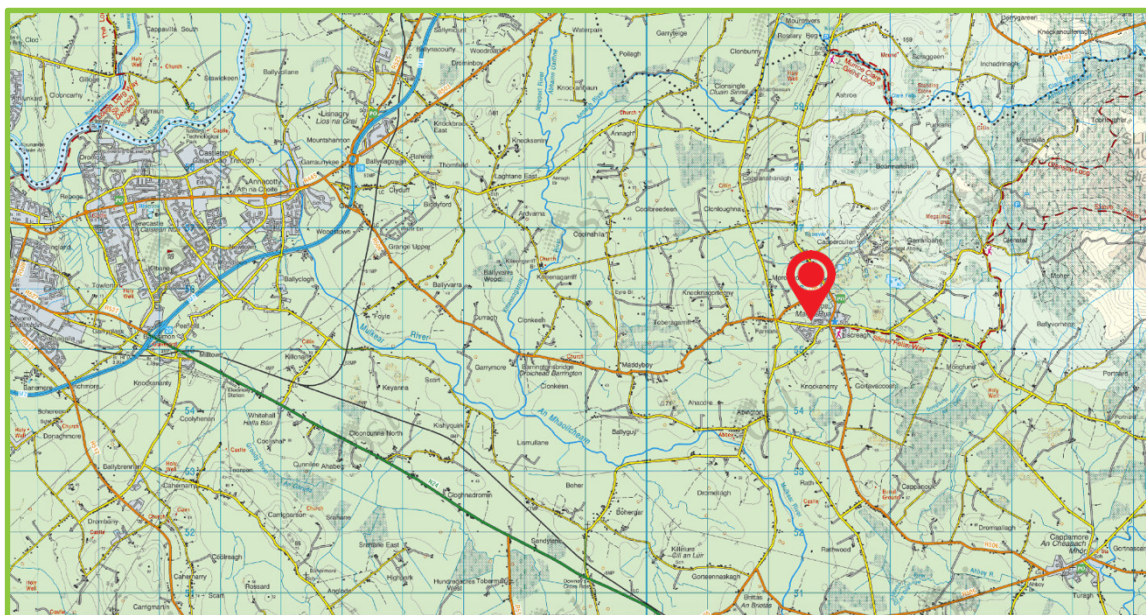


FLOOR 1



FLOOR 2

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



## | Outside

The property enjoys ample parking to the front with side access to a low maintenance rear garden containing a stell frame garden shed and large patio area.

## | BER

C3

tbc kWh/m2/yr

BER No. tbc

Folio LK50199F

## | Viewing

By prior appointment.

## | Directions

Coming into Murroe from Limerick veer right at the 5 Roads. Take 2<sup>nd</sup> right turn and property is immediately in front with sign thereon.

Eircode: V94 F3XC

## | Price

€240,000



## | Selling agents

**REA John Lee**  
Main Street,  
Newport,  
Co. Tipperary.  
V94 FC8Y

**T 061 378121**  
**E [info@reajohnlee.ie](mailto:info@reajohnlee.ie)**  
**W [www.reajohnlee.ie](http://www.reajohnlee.ie)**

## | Sales agent

**James Lee**  
BSc. Hon's., MRICS MSCSI  
Director

**T (086) 235 1221**  
**E [james@reajohnlee.ie](mailto: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. REA John 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 REA John Lee has any authority to make representations or warranty whatsoever in relation to this property. All prices quoted are exclusive of VAT