



1 Hillcrest Manor, Newport, Co. Tipperary



**Guide Price**

**€440,000**



GVM Auctioneers present to the market this magnificent 4 bedroom detached family residence maintained in superb condition throughout and offering bright, spacious and well proportioned living and bedroom accommodation, ideal for those in search of a quality home. No 1 is located in this hugely popular residential development within walking distance of Newport which has a host of fantastic local amenities such as Primary and Secondary Schools, Supermarkets, Restaurant and top class sporting facilities including GAA, Soccer and Rugby.



This home benefits from spacious and manicured gardens, a cobblelock driveway with parking for two cars and overlooks a very pleasant green area. The University of Limerick, Plassey Technological Park and the M7 Motorway are just 15 minutes drive. Constructed in c.2007, the property extends to a sizeable Circa 1740 sq.ft. Some features include; modern fitted kitchen, two fine reception rooms, conservatory and upstairs there are 4 spacious bedrooms (2 no en suites) and main bathroom. Detached garage to rear. Inspection of this exceptional home is very highly recommended.

**Rooms:**

**Entrance Hallway**

Timber flooring. Alarm point.

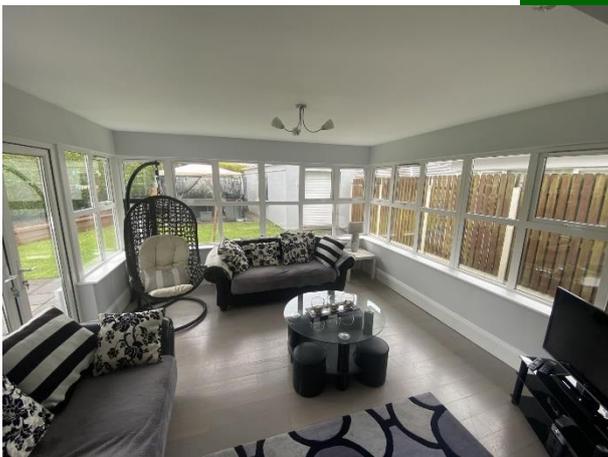
**Sitting room**

Carpet flooring. TV point. Solid fuel stove.  
3.09m (10'2") x 4.01m (13'2")



**Family room**

Carpet flooring. Solid fuel stove.  
3.08m (10'1") x 4m (13'1")



**Kitchen**

Fully fitted kitchen. Integrated units. Built in oven and hob.  
6.09m (20'0") x 7.08m (23'3")

**Sunroom**

Timber flooring. TV point.  
5.05m (16'7") x 6.05m (19'10")



**Utility**

2.01m (6'7") x 2.02m (6'8")

**Wet room**

Fully tiled. Electric shower.  
1.08m (3'7") x 2.01m (6'7")



### Bedroom 1

Double room. Carpet flooring. TV point. Ensuite :- Fully tiled. Electric shower.

3m (9'10") x 3.02m (9'11")

### Bedroom 2

Double room. Carpet flooring/ Ensuite :- Fully tiled. Power shower.

4.05m (13'3") x 3.06m (10'0")



### Bedroom 3

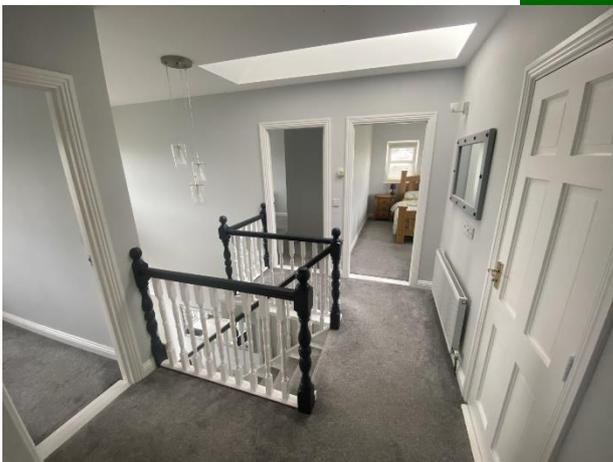
Double room. Carpet flooring. Built in wardrobes.

3m (9'10") x 3.05m (10'0")

### Bedroom 4

Double room. Carpet flooring

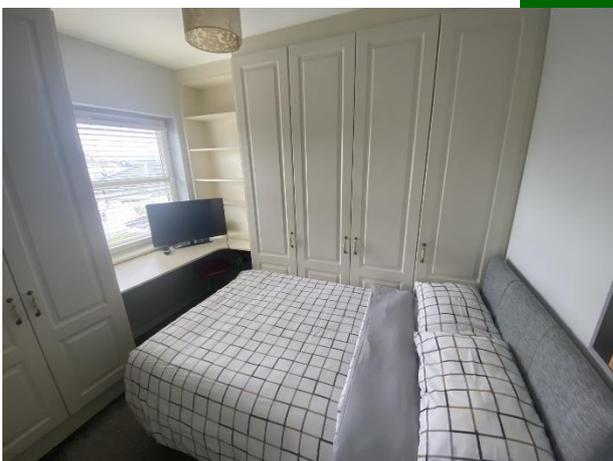
3.03m (9'11") x 4m (13'1")



### Bathroom

Fully tiled with modern fittings

2.09m (6'10") x 1.07m (3'6")



### Features:

- Block built to the highest of standards in 2007
- Gas fired central heating
- Security alarm
- 2 very spacious and feature reception rooms
- Overlooking green area
- Superb decorative condition throughout
- Detached garage
- Choice location within walking distance of all amenities
- Stira staircase to attic
- A very classy home at an attractive price point



### Property Directions:

Enter eircode V94C4EK to your mobile device to direct you straight to this property.

### Agent Information:

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#### Disclaimer

These particulars do not form any contract and are for guidance purposes only. Computer generated images, maps and plans are not drawn to scale and measurements are approximate and for guidance only.

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