



Clare Glens, Newport, Co. Tipperary



Guide Price €310,000



Set on the back drop to the picturesque Clare Glens, GVM introduce to the market this truly superb 4 bedroom detached family home.



GVM introduce to the market this very attractive and spacious property which stands on a Circa 0.4 st acre site of mature and beautifully maintained and landscaped gardens. This is a wonderful opportunity to acquire a handsome and magnificent detached home with bright and spacious and well proportioned living and bedroom accommodation. This hugely popular and establish locality oozes peace and tranquillity enjoying all the benefits of country living adjacent to the renowned walk around The Clare Glens and ye is just 15 minutes drive from The University of Limerick, Plassey Technological Park and The Motorway. Newport and Murroe are also both easily accessible each with excellent educational, sporting and entertainment facilities. Viewing of this exceptional home is very highly recommended.

- **Rooms:**

Entrance Porch

Tiled flooring.

- Entrance hallway

Timber flooring. Alarm point.

- Sitting room

TV point. Coving surround. Timber flooring

4.04m (13'3") x 4.07m (13'4")

- Kitchen

Fully fitted kitchen . Tiled flooring. Built in oven and hob.

6.01m (19'9") x 3.06m (10'0")

- Utility room

Fully plumbed. Tiled flooring.

4.04m (13'3") x 2.09m (6'10")

- Office

Timber flooring

3.02m (9'11") x 2.05m (6'9")



Bedroom 1

- Double room with timber flooring. Double doors to rear.
3.06m (10'0") x 4m (13'1")

- Bedroom 2
Double room with timber flooring. 2 double sockets.
3.03m (9'11") x 3.05m (10'0")

- Bedroom 3
Double room with timber flooring.
3.06m (10'0") x 3.06m (10'0")

- Games room
Timber flooring. 2 double sockets.
3.09m (10'2") x 7.08m (23'3")

- Bedroom 4
Double room with timber flooring. Built in wardrobes.
3.06m (10'0") x 3.06m (10'0")

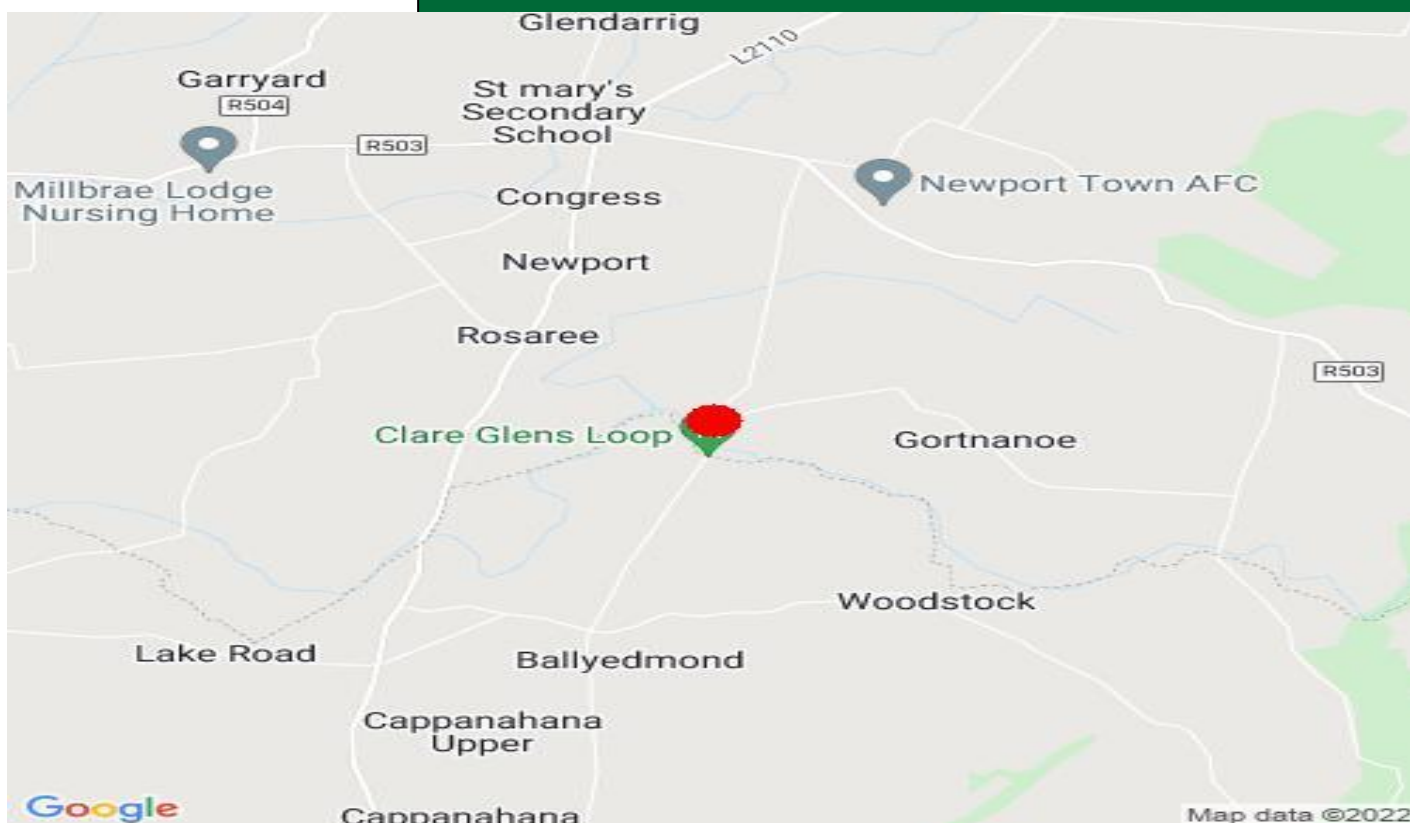
- Store room 1
Timber flooring. Currently used as a bedroom. TV point. 2 double sockets.
3.06m (10'0") x 3.09m (10'2")

- Store room 2
Timber flooring and TV point.
3.06m (10'0") x 4m (13'1")



Features:

- Oil fired central heating.
- Double glazed aluminium windows.
- Landscaped 0.4 acre mature gardens.
- Mains water & septic tank
- Extensive storage space and boiler house.
- Adjacent to Clare Glens with magnificent walking and nature trails.
- Upstairs converted to two storage rooms with bathroom facilities
- 15 minutes drive to University of Limerick
- Easy access to The Motorway
- A beautifully appointed home in a wonderful location



Directions:

Enter Eircode V94N8C0 to your mobile device to bring you straight to the door of this property. GVM sign thereon.

Agent Information

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