



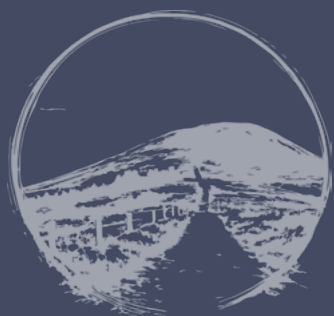
Rosehill



MODERN 3 & 4 BEDROOM HOUSES



Rosehill, Newport, Co. Tipperary



Nestled in the picturesque town of Newport

DEVELOPER



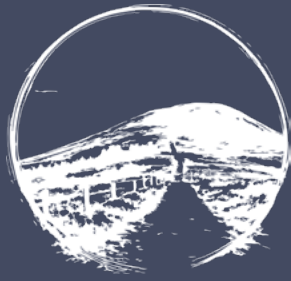
ABBAY VIEW QUIN
PROPERTY DEVELOPMENT LTD

SELLING AGENT



(061) 413522

limerick@gvm.ie



Welcome to Rosehill, Newport, Tipperary.

The ideal location for your first home in a vibrant rural village

Nestled in the picturesque town of Newport, located on the Tipperary-Limerick border and cradled in the foothills of the Silvermine Mountains, Rosehill offers a rare opportunity for first-time buyers. Just 25 minutes from Limerick city, this location combines rural serenity with city convenience.

Each home is thoughtfully designed, offering bright, modern interiors, spacious living areas, and energy efficiency at its core. Local amenities include nearby primary and secondary schools, parks and walking trails. Convenient bus links provide transport to Limerick city and surrounding towns, while local shops, cafés, and other services provide day-to-day convenience right on your doorstep.

Rosehill qualifies for both the First New Home Shared Equity Scheme and the Help to Buy Scheme, making your dream of homeownership more achievable than ever.

Discover the perfect balance of rural charm and city convenience. Secure your forever home at Rosehill.



Superior Specification

- ❑ Air to water heating (underfloor heating on ground floor with radiators on first floor).
- ❑ Triple glazed windows and doors.
- ❑ Block build with tile roof.
- ❑ Pull down ladder attic access.
- ❑ Tarred driveway.
- ❑ Rear garden laid to lawn with concrete post and timber panel fencing.
- ❑ Exterior garden tap.
- ❑ Footpaths surrounding each property.
- ❑ Quality skirting, architrave and door handles.
- ❑ White shaker style painted internal doors.
- ❑ Laminate timber flooring throughout.
- ❑ Fitted kitchen and utility.
- ❑ Quality bathroom wall and floor tiling.
- ❑ Generous electrical specification throughout.
- ❑ Each home has fully painted walls and ceilings.
- ❑ All homes fitted with smoke and carbon monoxide alarms.
- ❑ 10 Year Homebond Guarantee.
- ❑ Mechanical Extractor ventilation system inc.



- ❑ Homes will qualify for Help To Buy Scheme, with up to €30,000 available under the enhanced relief. (Visit [revenue.ie](https://www.revenue.ie) and Help To Buy (HTB) scheme).
- ❑ Homes will qualify for First Homes Scheme, up to a purchase price of €375,000. (Visit [firsthomescheme.ie](https://www.firsthomescheme.ie)).

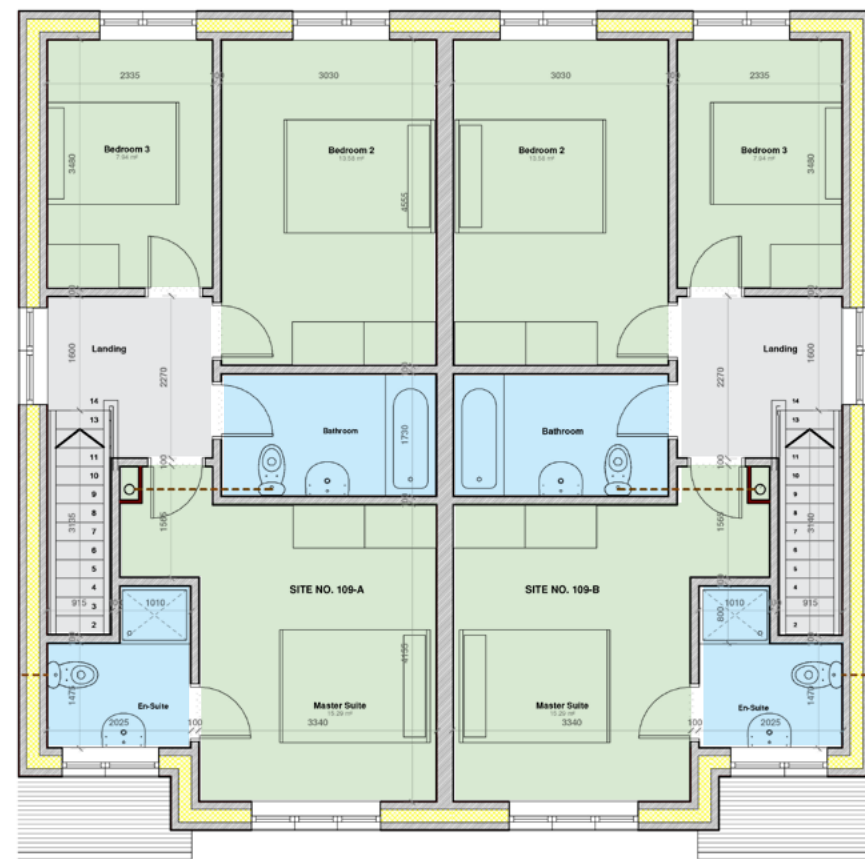
House Type A

3 BED SEMI-DETACHED

Total Floor area: 109.25m² (1176.00ft²)



GROUND FLOOR
56.00m²



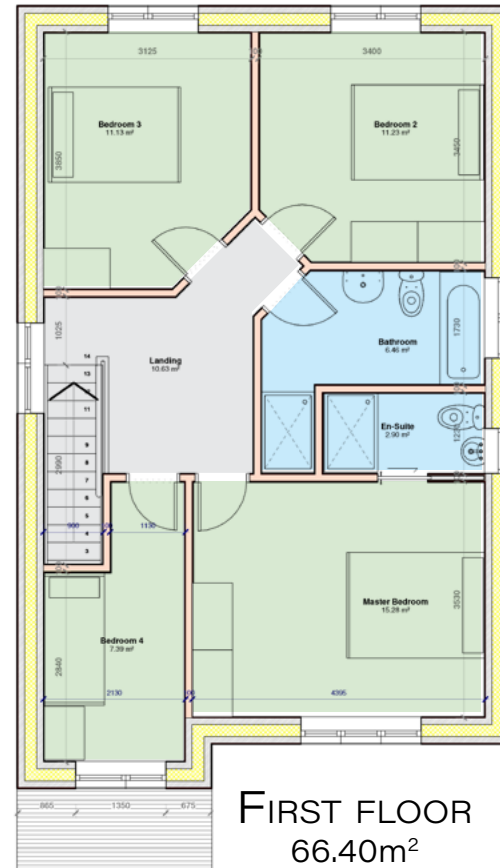
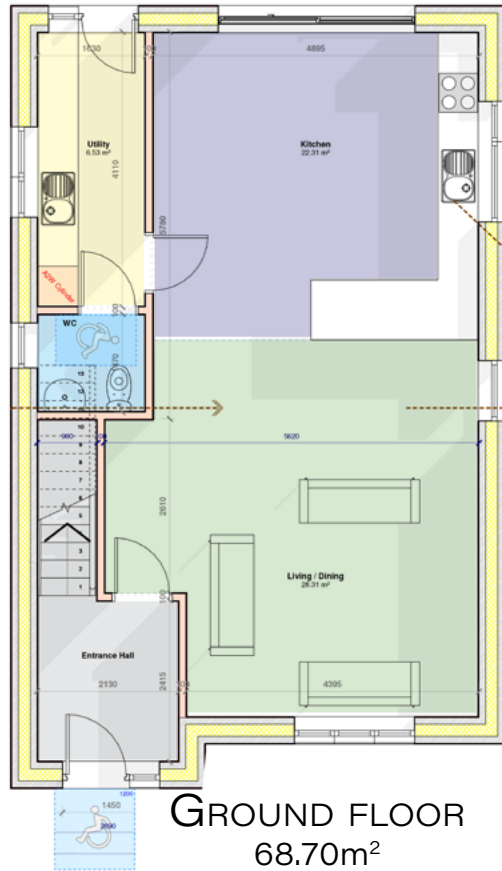
FIRST FLOOR
53.25m²



House Type B

4 BED DETACHED

Total Floor area: 135.10m² (1,454.00ft²)



SITE LAYOUT



Rosehill

Rosehill, Newport, Co. Tipperary



House Type A
3 BED SEMI-DETACHED
Total Floor area: 109.25m² (1,176.00ft²)



House Type B
4 BED DETACHED
Total Floor area: 135.10m² (1,454.00ft²)

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Disclaimer:

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