



4 Mulcair Court, Black Road, Newport,
Co. Tipperary



Guide Price €160,000



GVM Auctioneers are delighted to present to the market this well-positioned two-bedroom first-floor apartment, ideally located in this modern and highly sought-after development in the heart of Newport Town.



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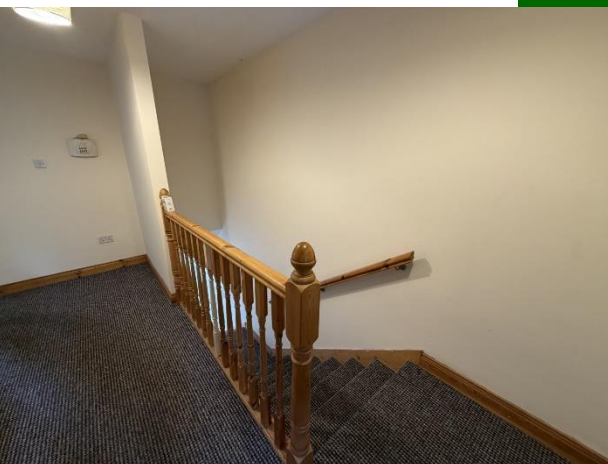
No 4 offers well-proportioned living and bedroom accommodation and is an ideal choice for first-time buyers, those looking to right size, or investors seeking an attractive property in a well-established location. The property also benefits from a gated, designated car parking space to the rear.



Newport is a vibrant and welcoming town situated approximately 15 kilometres east of Limerick City, offering an excellent range of amenities and services. The town boasts highly regarded primary and secondary schools, a wide selection of shops, supermarkets, cafés, restaurants and local hostleries, together with excellent sporting facilities catering for GAA, Rugby and Soccer enthusiasts. Outdoor pursuits are particularly well catered for, with the scenic Clare Glens and Slieve Felim Mountains nearby, providing wonderful opportunities for walking and recreation.



The property is also ideally situated for commuters, with the University of Limerick and Plassey Technological Park all approximately 20 minutes' drive away. Easy access to the nearby motorway further enhances connectivity to Limerick and the wider national road network.



This wonderful apartment is being offered for sale inclusive of carpets, curtains, fittings and all loose furnishings, providing a convenient opportunity for the successful purchaser. The property is vacant and ready for immediate occupation, with the added benefit of no onward chain.

An excellent opportunity in a convenient and popular location, Inspection is highly recommended.

Rooms:

Living room Bright and spacious with balcony
4.02m (13'2") x 3.04m (10'0")



Kitchen Well fitted with generous floor and eye level presses 3m (9'10") x 3m (9'10")

Bedroom 1 Master with built in wardrobes.

En suite with electric shower 1.6 X 1.6

4m (13'1") x 3m (9'10")

Bedroom 2 Double

2.08m (6'10") x 2.01m (6'7")

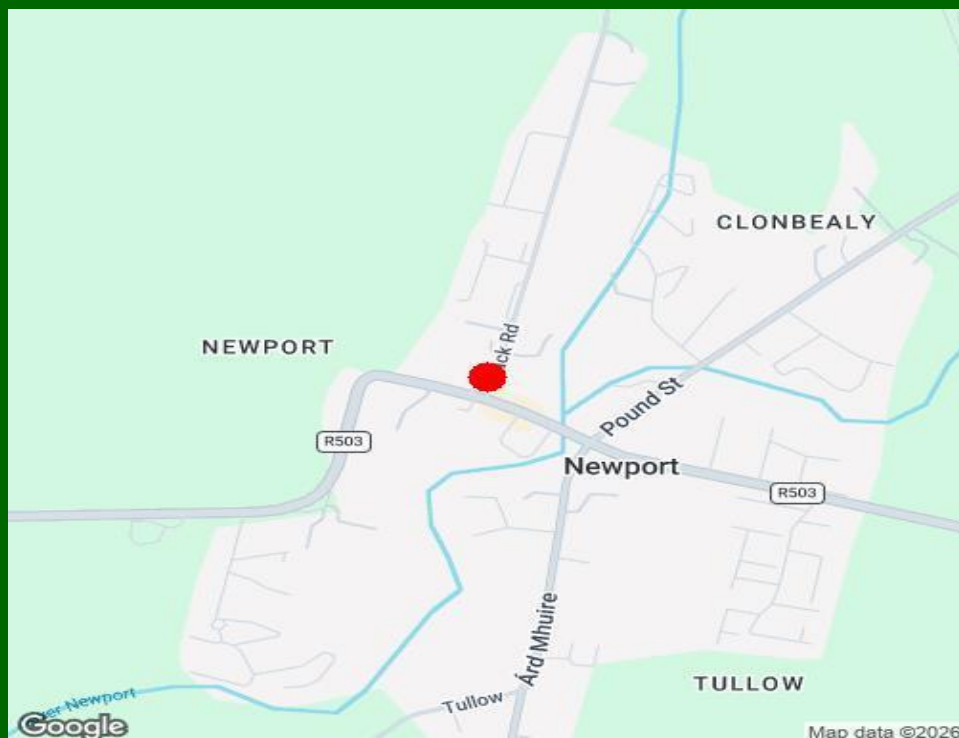
Main bathroom Fitted and with tiling

2m (6'7") x 1.06m (3'6")

Features:

- Short walk to all amenities
- Well proportioned living and bedroom accommodation
- Electric storage heating
- Good general condition
- Gated car park
- Own door entrance
- First floor unit
- Well run management company. Approx €1,800 per year





Property Directions:

Enter Eircode V94 RR94

Agent Information:

Contact :- John O' Connell Mobile :- 087-6470746

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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. Intending purchasers must satisfy themselves as to the accuracy of detail given to them verbally or as part of this brochure. Such information is given in good faith and believed to be correct. However neither the vendor nor their agents shall be held liable for any inaccuracies therein.

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