



22 Oakfield, Raheen, Limerick



Guide Price €425,000



GVM announce to the market a very spacious and well located home positioned in a much sought after residential area. The established and highly regarded Oakfield development just is off Father Russell Road within very easy reach of all amenities. No. 22 is a substantial four-bedroom semi-detached residence offering generous living and bedroom accommodation ideal for growing families or those seeking additional space in a mature and settled neighbourhood. The property features bright and comfortable living areas along with four generously sized bedrooms (master en suite), providing both practicality and flexibility for modern living.



Located in the hub of Dooradoyle/Raheen, the property enjoys immediate access to a wide range of amenities including schools, shops, and sporting facilities, while also being within close proximity to major employers such as University Hospital, Raheen Business Park, Mungret Recreation Park, chic coffee shops and restaurants together with great schools and sporting facilities.



Note: Vacant for over two years so should qualify for the refurbishment grants (subject to terms and conditions).

Inspection of this sensibly priced home is highly recommended.

Rooms:

Entrance Hallway

Solid timber floor. Coving surround.

Sitting room

Carpet flooring. Coving surround. Feature fireplace. T.V point.

4.5m (14'9") x 4m (13'1")

Kitchen

Fully fitted kitchen. Coving surround. Built in oven & hob. Tiled floor. Integrated appliances.

5.9m (19'4") x 3.3m (10'10")

Utility room

Tiled floor. Fully plumbed

3.6m (11'10") x 2.7m (8'10")

Playroom

Carpet flooring.

4.5m (14'9") x 2.5m (8'2")





W.C Toilet & w.h.b. Tiled floor

1.5m (4'11") x 1.01m (3'4")

Bedroom 1 Double room. Carpet flooring.

6.9m (22'8") x 2.6m (8'6")

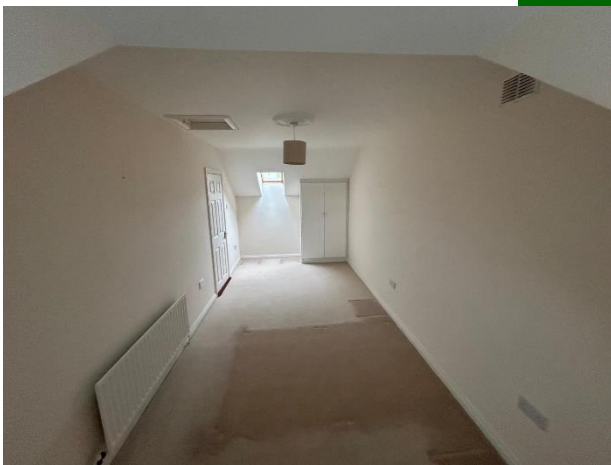
Bedroom 2 Double room. Carpet flooring. Built in wardrobes. 4.1m (13'5") x 3m (9'10")



Bedroom 3 Main room. Carpet flooring. Coving surround. Built in wardrobes. En suite - Electric shower. Fully tiled.

3.9m (12'10") x 3.5m (11'6")

Bedroom 4 Carpet flooring. Built in wardrobes. Coving surround. 2.5m (8'2") x 2.3m (7'7")



Bathroom

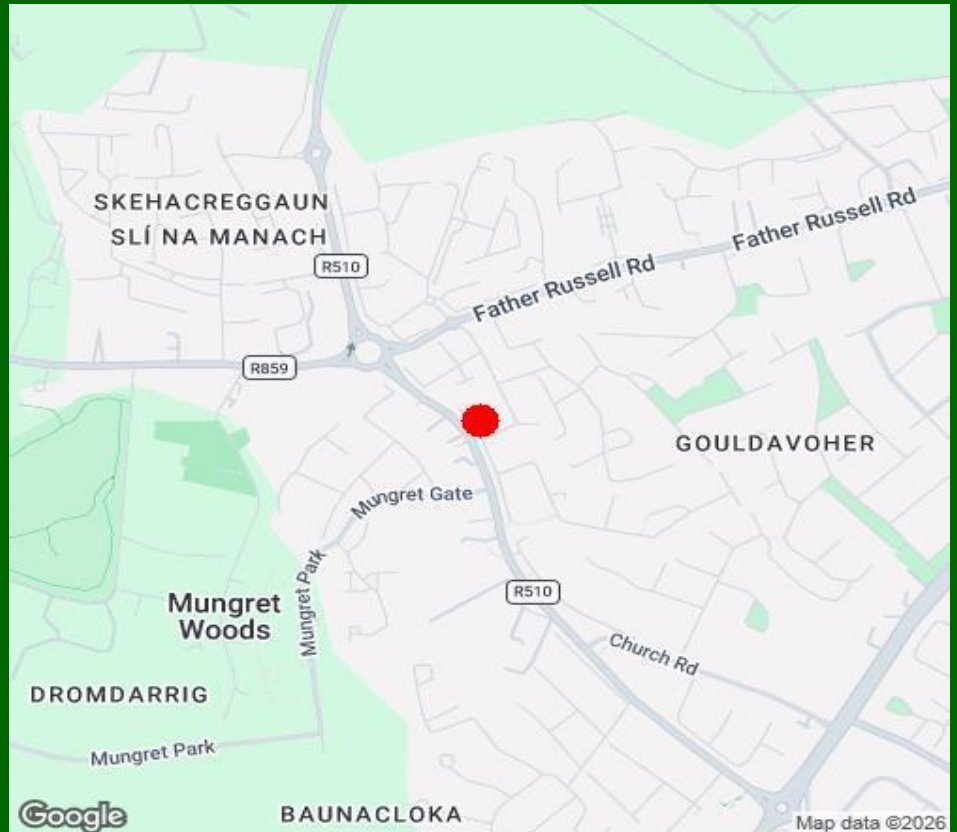
Fully tiled. Jacuzzi bath. Electric shower fitted.

2.1m (6'11") x 1.9m (6'3")

Features:

- Off-street parking to the front
- Located in a quiet, mature residential development
- Close to University Hospital Limerick and Raheen Industrial Estate
- Walking distance to schools, shops. Racefiled Centre at your doorstep
- Excellent transport links with easy access to main road networks
- Generous and well-proportioned accommodation throughout
- Ideal for owner occupiers or investors
- Solid block construction





Property Directions:

Enter eircode V94 C7FP into your mobile device to direct you straight to this property. GVM sign thereon.

Agent Information:

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Disclaimer

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