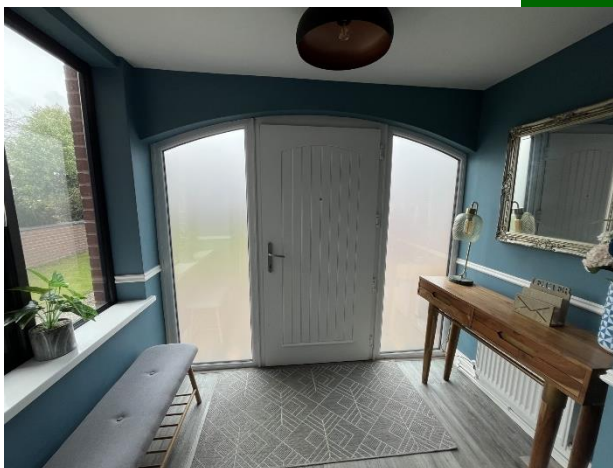




8 Fortfield, Raheen, Limerick



Guide Price €550,000



GVM announce to the market this superbly renovated and upgraded 4-bedroom detached home offering modern family living in this prime and established location. Set in a quiet, mature residential area, this home has been modernised to an exceptional standard over the last number of years, offering spacious living and bedroom areas very much in turnkey condition. Raheen is a prime residential location with excellent amenities including shops, cafés, the Crescent Shopping Centre, schools, and childcare facilities.



University Hospital Limerick and Raheen Business Park are also nearby. There is also easy access to Limerick City Centre and the M7 Motorway together with regular public transport at your doorstep.

No 8 consists of entrance porch area, entrance hall, guest wc, spacious living room with wall mounted electric fire, open-plan kitchen/dining/living area, conservatory, and utility room, while upstairs features four bedrooms, a main bathroom, and the master bedroom en-suite. Outside, the property is further enhanced by a cobblelock driveway complimented with a lawn area to the front. External lighting and power points, side entrance access, and a private rear garden with a patio area. Enclosed rear garden with shed. Inspection of this exceptional property is highly recommended.

#### Rooms:

**Entrance Porch** Luxury Vinyl Tile flooring, 2.06m (6'9") x 1.04m (3'5")

**Entrance Hall** Luxury Vinyl Tile Flooring, understairs storage 5.05m (16'7") x 2.02m (6'8")

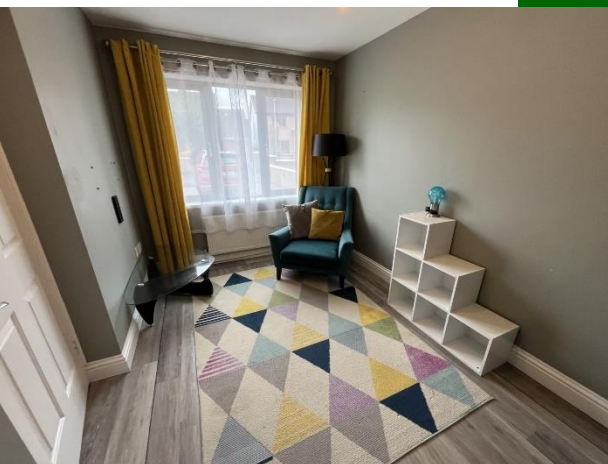
**Downstairs Toilet** wc. whb. heated towel rail, fully tiled

**Living Room** Luxury Vinyl Tiled flooring, double doors to kitchen/dining/living room, coving, wall mounted electric fire. 3.09m (10'2") x 5m (16'5")

**Kitchen/Dining Room** Luxury Vinyl tile flooring, fully fitted kitchen units, patio doors to rear garden and patio doors to conservatory, tiled splashback. 3.04m (10'0") x 9m (29'6")

**Utility Room** Luxury Vinyl tile Flooring, fitted units, side door. 2.04m (6'8") x 2.06m (6'9")

**Sunroom** Tiled flooring, french doors to patio area, 3.09m (10'2") x 5m (16'5")







**Study/Playroom** Luxury Vinyl Tile flooring, fitted shelving 2.04m (6'8") x 4.01m (13'2")

**Bedroom 1** Carpeted flooring, sliderobes  
1.02m (3'4") x 2.06m (6'9")

**Bedroom 2** Carpeted flooring, fitted wardrobes

En-Suite wc, whb, shower, fully tiled, window  
3.05m (10'0") x 3.06m (10'0")

**Main Bathroom** Newly upgraded wc, whb, shower with double shower tray, electric shower,  
2.02m (6'8") x 1.06m (3'6")

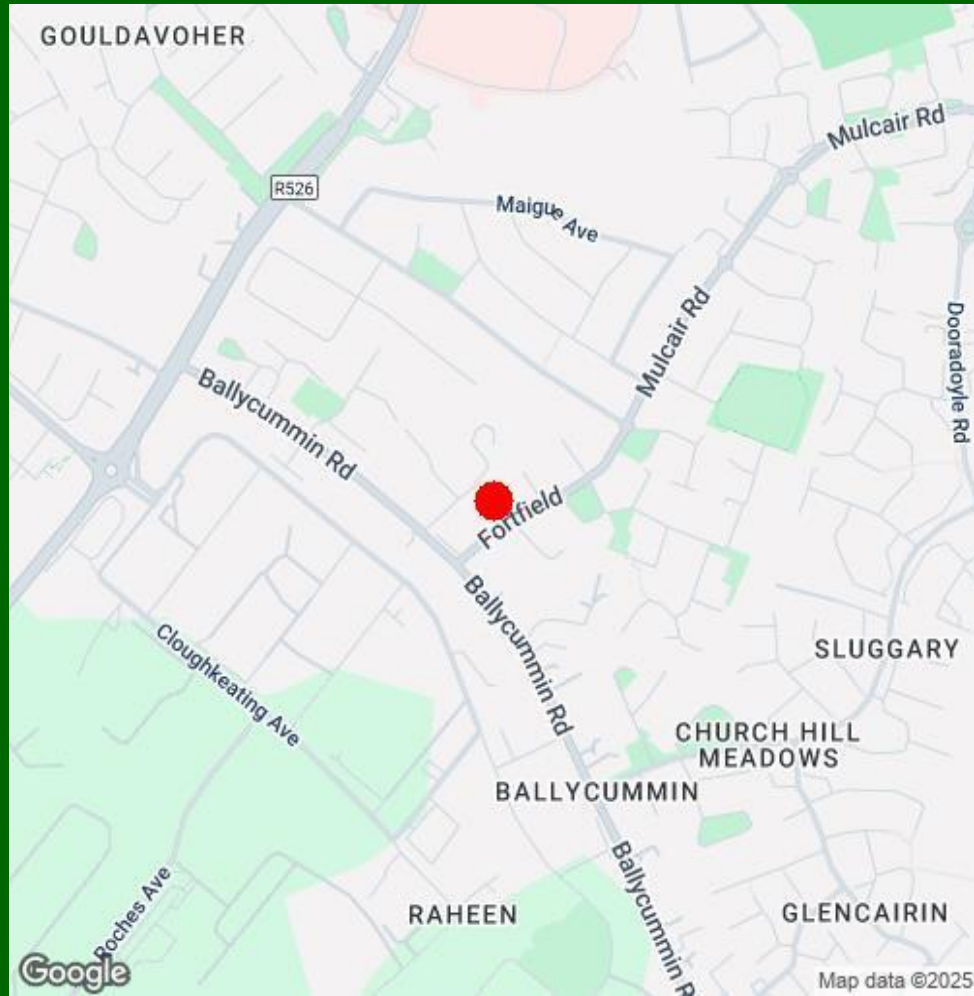
**Bedroom 3** Carpeted flooring, fitted units, fitted shelving 2.03m (6'8") x 3.02m (9'11")

**Bedroom 4** Carpeted flooring sliderobes  
2.09m (6'10") x 3.03m (9'11")

### Features:

- Bright, spacious and well proportioned living and bedroom accommodation
- Superb condition throughout
- Oil fired central Heating
- Outside lighting and power points
- Tripple Glazed windows added in 2023
- New Facia and soffits
- Upgraded bathroom in 2023
- Good Ber Rating C3
- Must be seen to be appreciated





### 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. 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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