



39 Inis Lua, Father Russell Road, Raheen,  
Limerick



Guide Price €395,000



GVM are delighted to bring to the market this truly superb 4 bedroom semi detached residence in the hub of this hugely popular, established and centrally located development.





This wonderful and ideally located home has very well proportioned and bright living and bedroom accommodation and is very much in turn key condition with high end specification and finishes. No 39 nestles on a beautifully appointed site overlooking a large green area and has a directly south facing rear garden. The immediate area is very well serviced with amenities including Racefield Shopping Centre, The Crescent Shopping Centre, The University Hospital, Raheen Business Park, fantastic Primary and Secondary Schools, Sporting amenities including Mungret Recreation Park, walk ways and cycle lanes, hotels and restaurants. For those in search of a really spacious family home this property really ticks all the boxes with two very good reception rooms, a great kitchen cum dining area and the bedroom space and ensuites are exceptional. Inspection of this truly magnificent home is very highly recommended.

### **Rooms:**

#### **Entrance Hall**

Bright and inviting. Tiled hallway. WC & WHB off.  
4.09m (13'5") x 2m (6'7")



#### **Sitting room**

Solid fuel burning stove. Laminate flooring. Bay window  
4.08m (13'5") x 3.07m (10'1")



#### **T.V room/ Study**

Laminate flooring  
4.03m (13'3") x 2.05m (6'9")

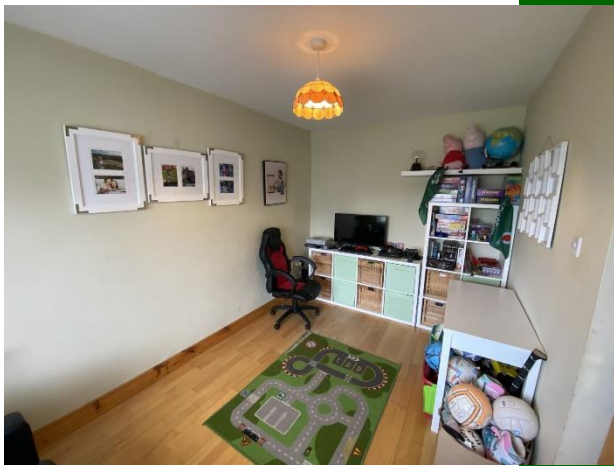


#### **Kitchen/Dining room**

Utility room off. Generous eye and floor level presses. Patio doors to walled in rear garden. A really spacious area.  
8.07m (26'6") x 3.08m (10'1")

#### **Bedroom 1**

Master. Timber floor. Built in wardrobes. En-Suite.  
7.08m (23'3") x 2.04m (6'8")



### Bedroom 2

Double. Timber floor. Built in wardrobes.

3.04m (10'0") x 3.03m (9'11")

### Bedroom 3

Double. Timber floor. Built in wardrobes. Ensuite.

4.03m (13'3") x 2.09m (6'10")



### Bedroom 4

Single. Timber floor. Built in wardrobes.

3m (9'10") x 2.04m (6'8")

### Main Bathroom

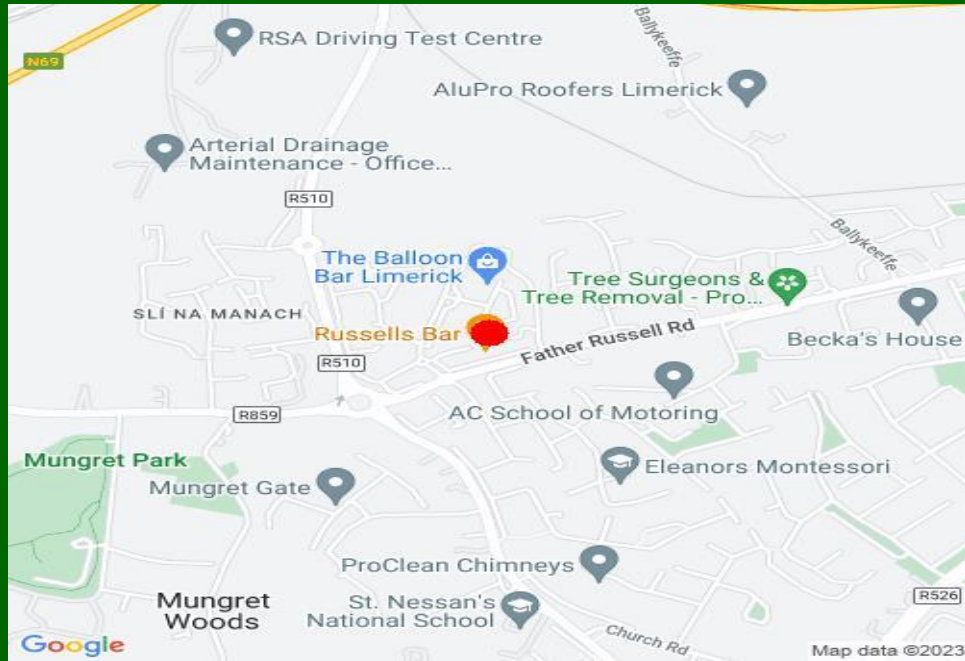
Electric shower. Fully fitted with tiling.

2.05m (6'9") x 2.02m (6'8")

### Features:

- Gas fired central heating
- Double glazed UPVC windows
- Solid fuel burning stove
- Walled in rear garden with good sun aspect
- B3 Energy rating
- Overlooking a green area
- Just 5 minutes drive to The University Hospital & Crescent Shopping Centre
- Great local bus service
- Easy access to The Motorway
- Adjacent to Raheen Business Park home to several Multi National companies





### Property Directions:

Enter Eircode V94 Y49H to your mobile device to bring you straight to the door of this property.

### Agent Information:

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