



Rath, Murroe, Limerick



Guide Price €350,000



Delightful 4 bedroom residence situated on a circa 0.51 acre manicured site.



GVM Auctioneers present to the market this impressive 4 bedroom stylish detached family home standing on a beautifully maintained Circa 0.51 acre landscaped site. This home has been finished to the highest of standards throughout boasting bright and well-proportioned living and bedroom space throughout. Just 15 minutes drive from University of Limerick, Plassey Technological Park, The Motorway and Limerick City Centre. Excellent local primary schools, secondary schools and sporting amenities. Peaceful and leafy setting with spectacular views of the surrounding countryside. Inspection of this magnificent property is very highly recommended.

Rooms:

Entrance Hallway: Tiled flooring. Alarm point. Recess lighting.

4.02m (13'2") x 5.07m (16'8")

Sitting room: Bay window. Open fireplace. Timber flooring. TV point.

4.02m (13'2") x 5.07m (16'8")

Kitchen: Fully fitted kitchen. Recess lighting. Built-in oven and hob.

5.07m (16'8") x 3.02m (9'11")

Dining Room: Timber flooring. Recess lighting. Patio door to rear.

4m (13'1") x 4m (13'1")

Conservatory: Timber ceiling and flooring.

3.05m (10'0") x 3.05m (10'0")

Utility room: Fully plumbed. Tiled flooring.

3m (9'10") x 3.02m (9'11")

Toilet and whb: Tiled flooring.

Playroom: Timber flooring. TV point.

3.08m (10'1") x 2.08m (6'10")



Bedroom 1: Double room. TV point. Timber flooring.

3.08m (10'1") x 2.06m (6'9")

Bedroom 2: Double room. Walk in wardrobes.

Ensuite: Tiled. Electric shower.

4m (13'1") x 3.09m (10'2")

Bedroom 3: Double room. Built in wardrobes. Timber flooring.

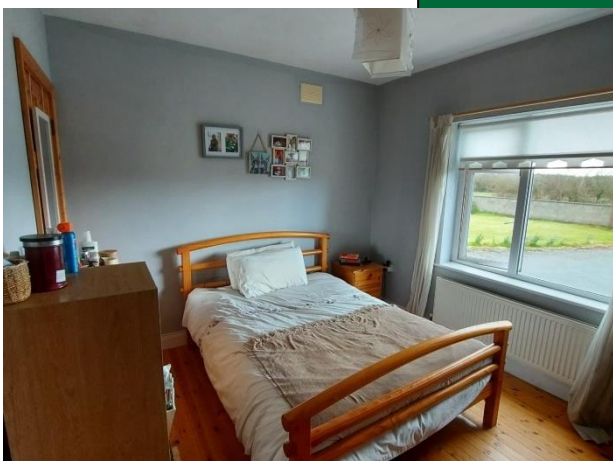
3.02m (9'11") x 3.01m (9'11")

Bedroom 4: Double room. Timber flooring.

3.07m (10'1") x 3.09m (10'2")

Bathroom: Fully tiled. Separate shower unit. Triton electric shower fitted. Corner bath.

2.05m (6'9") x 4.02m (13'2")



Features:

- ✓ Constructed in 2002 with many attractive features
- ✓ Circa 0.51 acre landscaped site with Steel Tech shed
- ✓ Oil fired central heating
- ✓ Mains water scheme
- ✓ Fibre Broadband available
- ✓ Security alarmed
- ✓ Double glazed aluminium windows
- ✓ Walk in hotpress
- ✓ Bio-cycle unit



Directions:

Enter Eircode V94A09V to your mobile device to bring you straight to the door of this property.

Alternatively travelling from Limerick, proceed out the main Limerick to Murroe Road R506, passing Powers Public House and take 2nd right turn. Proceed for 500 meters. Property located on the right hand side. GVM sign thereon.



Agent Information

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