



35 Vartry Ave, Raheen, Limerick



Guide Price €350,000



GVM Auctioneers are delighted to introduce to the market this wonderfully located and very well maintained 3 bed semi- detached house with garage conversion.



No. 35 is nicely positioned at the end of a cul de sac in the estate overlooking a green area and boasts a large bright rear garden with feature patio area. This property comes with three double bedrooms, a bright and airy open plan living/dining room, an attractive fully fitted kitchen and a second living room area. For those seeking a spacious property in conveniently located and friendly neighbourhood, then this superb home is a must for viewing.

Local amenities include, Raheen Food-stores, Crescent College Comprehensive, The Crescent Shopping Centre, Raheen Industrial Estate and the University Hospital Limerick. There is public transport at your doorstep and east access to The Motorway. Inspection of this sensibly priced home is highly recommended.

Rooms:

Entrance Porch

Tiled flooring

1.07m (3'6") x 0.04m (2")



Entrance Hall

Solid timber flooring, carpet stairs, understairs storage.

1.08m (3'7") x 4.02m (13'2")



Living room

Timber flooring, front facing window, feature fireplace with gas fire, fully fitted units, coving.

3.06m (10'0") x 3.06m (10'0")

Dining Room

Timber flooring, french doors to rear garden, coving.

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



Kitchen

Tiled flooring and tiled splashback, fully fitted eye and floor level units, rear facing window.

2.06m (6'9") x 2.08m (6'10")

Living/Dining Room

Timber flooring, door to rear garden, recessed lighting.

2.05m (6'9") x 7.03m (23'1")



Bedroom 1

Laminated timber flooring, sliderobes, rear facing window, fitted wardrobes

3m (9'10") x 3.06m (10'0")

Bedroom 2

Laminated timber flooring, front facing window, fitted wardrobes.

3.08m (10'1") x 2.02m (6'8")



Bedroom 3

Laminated timber flooring, fitted wardrobes, front facing window.

2.04m (6'8") x 2.06m (6'9")

Main Bathroom

Fully tiled, w.c., w.h.b., bath with electric shower

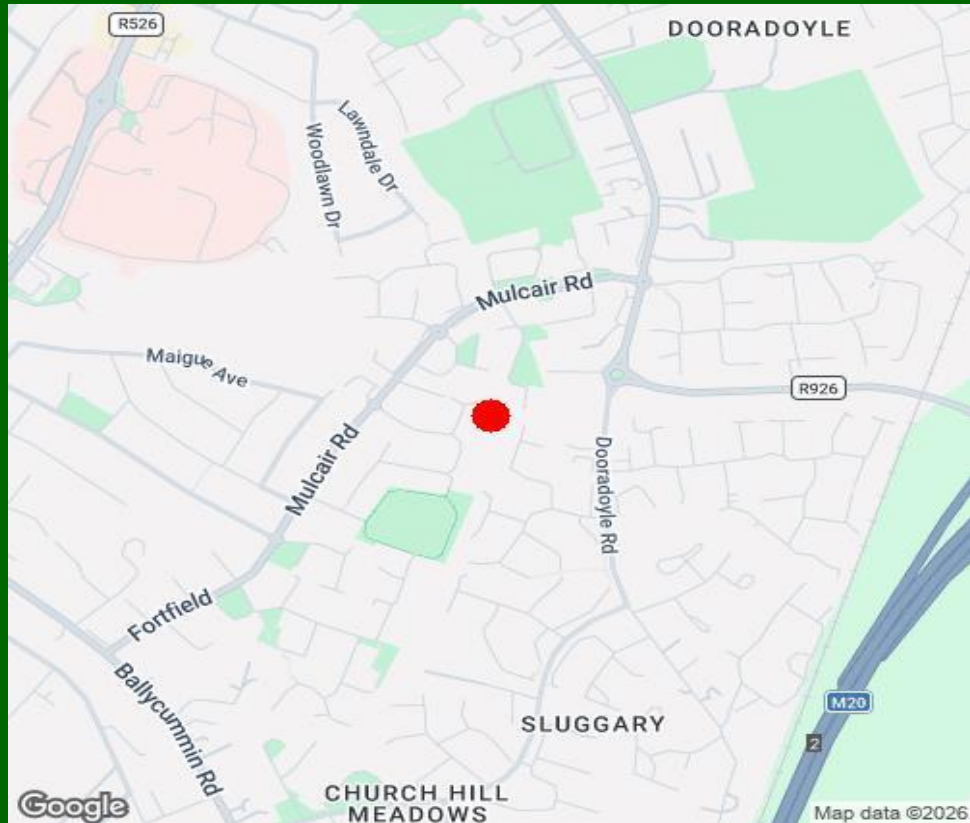
1.08m (3'7") x 2m (6'7")



Features:

- Bright and spacious three bedroom semi detached property
- Oil fired central heating
- Double glazed UPVC windows throughout
- Good BER rating C1
- Excellent condition throughout
- Located in a quite cul de sac, overlooking green area
- Off street parking to the front and enclosed rear garden with patio area.
- Sensible price point





Property Directions:

Enter Eircode V94 XP7Y to your mobile device.

Agent Information:

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Disclaimer

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