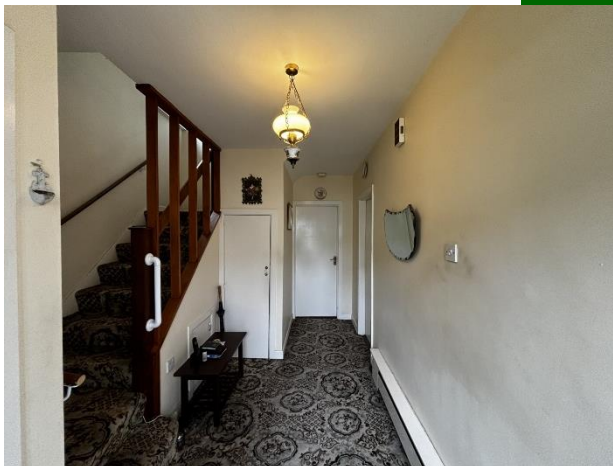




11 Norbiton Hill, Raheen, Limerick



Price €350,000



GVM Auctioneers are delighted to present this spacious 4-bedroom semi-detached home, ideally located in the highly sought-after Raheen area of Limerick.



Perfectly positioned, this property offers unrivalled access to an array of amenities including the University Hospital, the Crescent Shopping Centre, and Raheen Business Park which is home to multinational employers such as Regeneron, Analog Devices, and Eli Lilly. Families will appreciate the excellent choice of local primary and secondary schools, while nearby gyms, sports clubs, chic coffee shops, and welcoming gastro pubs cater to every lifestyle need.

Outdoor enthusiasts will love the proximity to Mungret Recreation Park, while the nearby motorway (just a 5-minute drive) ensures excellent connectivity to the national road network.

This home boasts a generous layout, including, 4 well-proportioned bedrooms,

A large, bright living room attached garage with excellent off-street parking and convenient kitchen access.

With its prime location and strong community feel, this property offers the perfect balance of comfort, convenience, and potential.

Early viewing is highly recommended – opportunities in this location do not come around often.

Rooms:

Entrance hallway 5.1m (16'9") x 1.5m (4'11")

W.C Off entrance hallway. W.C & WHB.

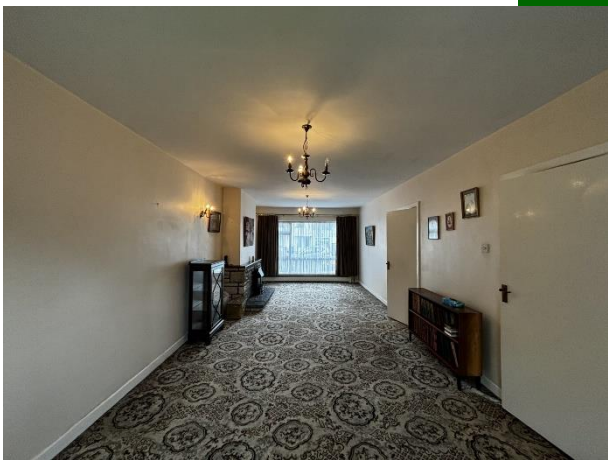
1.3m (4'3") x 1.1m (3'7")

Sitting room Carpet flooring. Electric fire.

8.7m (28'7") x 3.5m (11'6")

Kitchen/dining room Laminated flooring. Carpet flooring. Pantry/Storage room.

5.4m (17'9") x 3.7m (12'2")





Bedroom 1 Carpet flooring.

3m (9'10") x 2.7m (8'10")

Bedroom 2 Carpet flooring. Built in wardrobe.

4.7m (15'5") x 3.2m (10'6")

Bedroom 3 Carpet flooring. Built in wardrobe.

3.3m (10'10") x 1m (3'3")



Bedroom 4 Carpet flooring.

3m (9'10") x 2.2m (7'3")

Main bathroom Laminated flooring.

1.9m (6'3") x 1.7m (5'7")

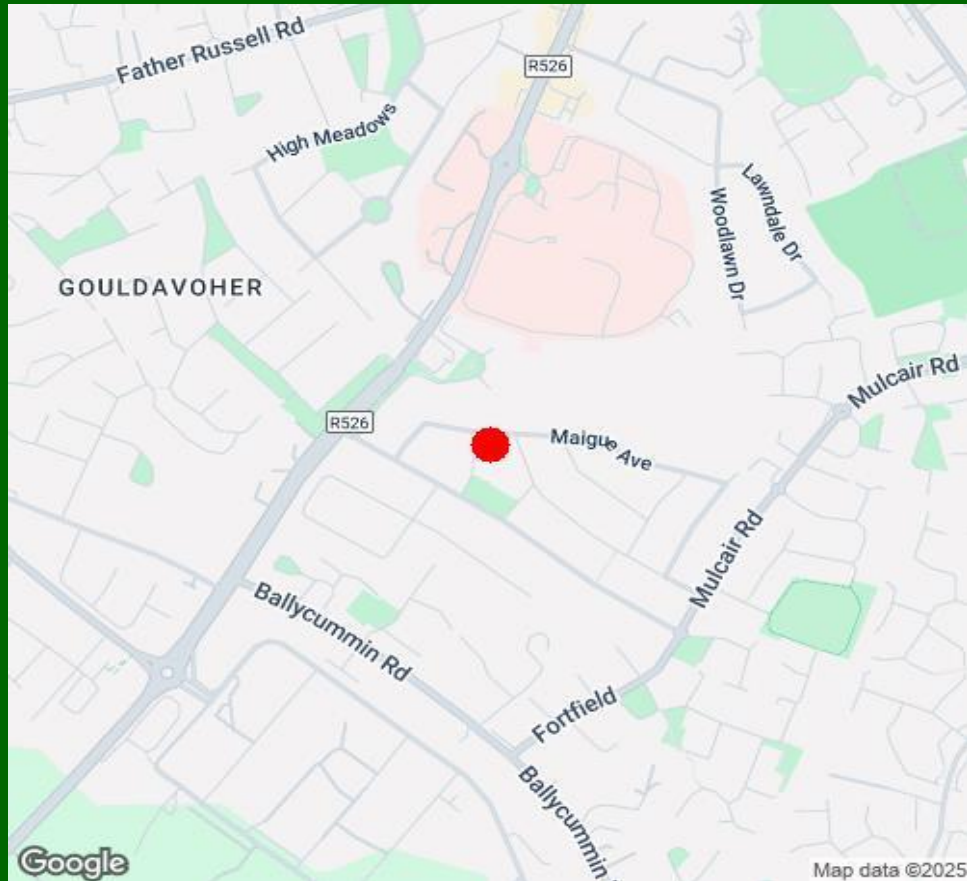
Garage Roller shutter door. Access to kitchen via garage. 4.8m (15'9") x 2.4m (7'10")



Features:

- Oil fired central heating
- Double glazed PVC windows
- Good off street parking
- University Hospital of Limerick located 700 m from subject property
- Public transport at your doorstep
- Mature and established development
- Great local schools and sporting facilities





Property Directions:

Enter eircode V94 X3XY into your mobile device to direct you straight to this property.

Agent Information:

Contact John O' Connell

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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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