



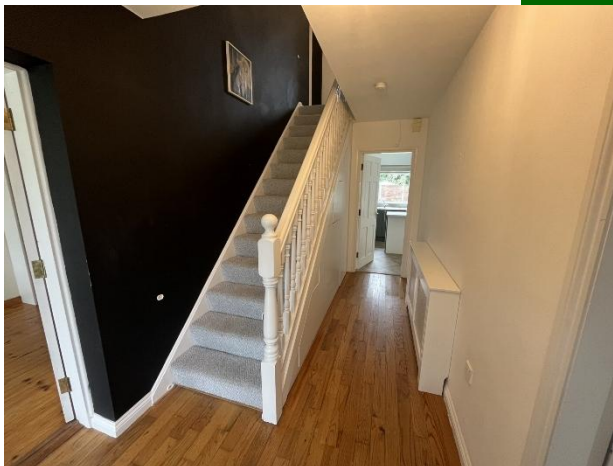
81 Oakfield, Father Russell Road, Raheen,  
Limerick



**Guide Price €435,000**



GVM announce to the market a very spacious and well located home positioned in a much sought after residential area. The established and highly regarded Oakfield development just is off Father Russell Road within very easy reach of all amenities.

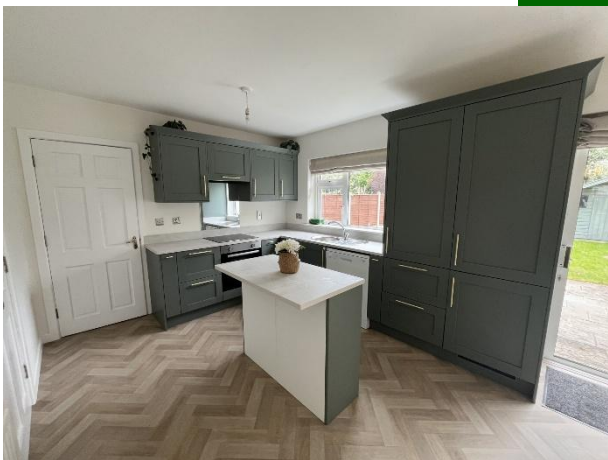




GVM announce to the market a very spacious and well located home positioned in a much sought after residential area. The established and highly regarded Oakfield development just is positioned just off Father Russell Road within very easy reach of all amenities. No. 81 is a substantial four bedroom semi-detached residence offering generous living and bedroom accommodation, ideal for growing families or those seeking additional space in a mature and settled neighbourhood. The property features bright and comfortable living areas along with four generously sized bedrooms (master en suite), providing both practicality and flexibility for modern living.



The location is second to none, within walking distance of the renowned Crescent Shopping Centre, the University Hospital, local primary and secondary schools and a regular bus service at your doorstep linking to both the city centre and nearby Raheen Business Park. There is also easy access to the Motorway which is just five minutes` drive away. Mungret Recreation Park is also very accessible together with an array of chic coffee shops, restaurants, gyms and sports clubs, This is a low density development with good green and play areas. Inspection is very highly recommended.



#### **Rooms:**

##### **Entrance hallway**

Timber flooring. Carpet stairs. Storage under stairs.

4.54m (14'11") x 1.97m (6'6")

##### **Living room**

Timber flooring. Front facing windows. Solid fuel stove. Double doors to kitchen/dining room.

4.57m (15'0") x 3.87m (12'8")

##### **Kitchen/dining room**

Vinyl flooring. New fitted kitchen. Centre island. Rear facing windows. Patio doors to rear garden.

5.98m (19'7") x 3.2m (10'6")





### Utility room

Vinyl flooring. Fitted units. Back door. Toilet off.  
3.59m (11'9") x 2.57m (8'5")

### Office/Sitting room

Timber flooring. Fitted shelving  
4.7m (15'5") x 2.57m (8'5")

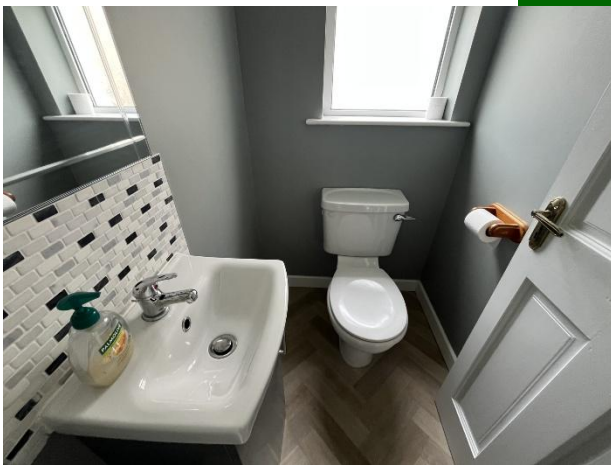


### Bedroom 1

Timber flooring. Front facing windows. Rear facing velux windows.  
7.39m (24'3") x 2.57m (8'5")

### Bedroom 2

Timber flooring. Rear facing window. Fitted wardrobe.  
3.72m (12'2") x 2.87m (9'5")



### Bedroom 3

Timber floor. Fitted wardrobes. Front facing windows.

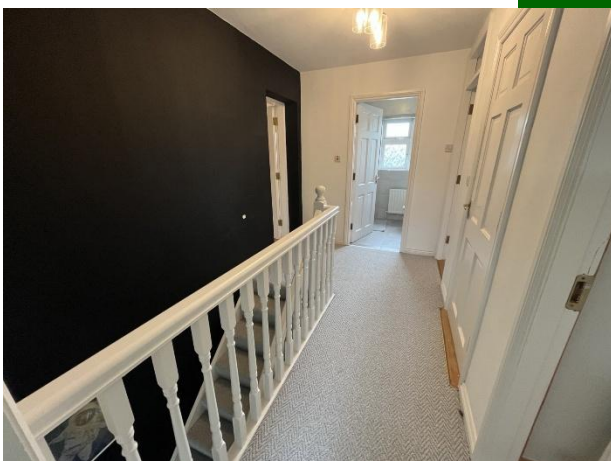
### En-suite

WC, Power shower and fully tiled.

### Bedroom 4

Laminated timber flooring. Front facing window.  
Timber panelling.

2.57m (8'5") x 2.55m (8'4")



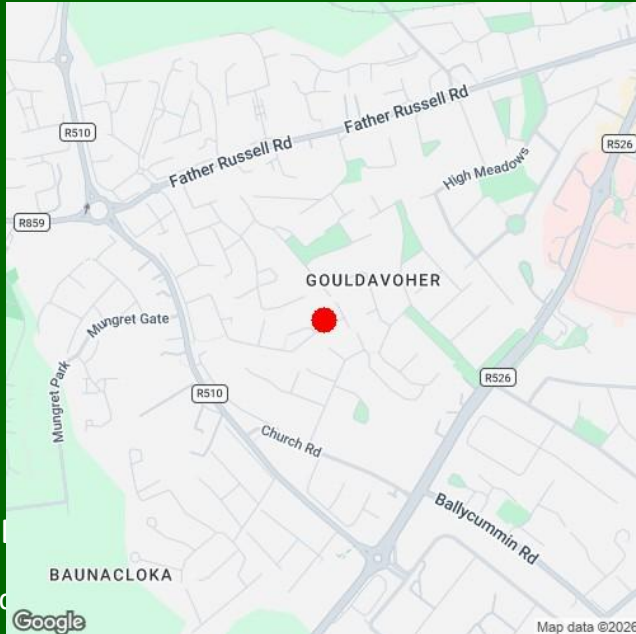
### Main Bathroom

Newly fitted wc, whb, bath & electric shower.  
2.14m (7'0") x 1.97m (6'6")

### Features:

- Gas fired central heating
- Double glazed UPVC windows
- Located in a quiet and mature residential development
- Walking distance to shops & schools
- Good off street parking

- Generous garden sizes
- Short walk to all local amenities
- Fibre optic broadband



## Property

Enter eircode  
door of this property.

straight to the

### Agent Information:

**Norma Murphy**

**087-6529916**

**nmurphy@gvm.ie**

#### 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.

#### Limerick Office

25-26 Glentworth St,  
Co. Limerick,  
V94WE12

Phone: (061)413522

Email: [limerick@gvm.ie](mailto:limerick@gvm.ie)

#### Kilmallock Office

Head Office,  
Railway Road,  
Kilmallock,  
Co. Limerick

Phone: (063)98555

Email: [kilmallock@gvm.ie](mailto:kilmallock@gvm.ie)

#### Tullamore Office

GVM Mart,  
Arden Road,  
Tullamore,  
Co. Offaly

Phone: (057)9321196

Email: [tullamoreproperty@gvm.ie](mailto:tullamoreproperty@gvm.ie)



PSRA Number: 002030