



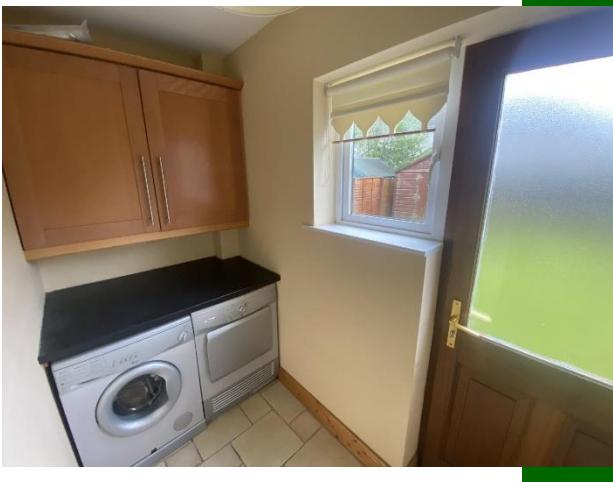
158 The Grange, Raheen, Limerick, V94  
R29T



**Guide Price**  
**€430,000**



GVM announce to the market an idyllic and beautifully presented four bedroom two storey semi detached residence situated in this much sought after and hugely popular and established development, enjoying bright, spacious and well laid out living and bedroom accommodation.



This wonderful home is set in a quiet and tranquil cul de sac of all semi detached houses and is within walking distance of an abundance of amenities that Raheen/Dooradoyle area offers including the Crescent Shopping Centre, University Hospital Limerick, Raheen Business Park, local Primary & Secondary Schools and an array of fantastic local sporting facilities. There is public transport servicing the city centre and University, and the nearby Motorway are also easily accessible. Munget recreation park is also just a very short distance away. For those in search of a forever home this property offers discerning purchasers the opportunity to acquire a home on one of the most sought after developments on the south side of the city. Highly motivated and active local residents association ensuring high maintenance standards. Inspection of this very desirable property is highly recommended.

**Rooms:**

**Entrance Hallway**

Laminated flooring. Alarm point. Carpet stairs.

**Living Room** Wooden flooring. Bay window. TV point. Feature fireplace with stove. Double doors to kitchen. 4m (13'1") x 5m (16'5")

**TV room.** Wooden flooring. Bright and spacious.

2m (6'7") x 5m (16'5")

**Kitchen/ Dining Room.** Fully fitted with generous floor and eye level presses. Tiled flooring. Patio door to rear. 3m (9'10") x 6m (19'8")

**Utility Room** Fully plumbed. Tiled flooring.

1m (3'3") x 2m (6'7")

**Shower Room.** Triton electric shower. Fully tiled

2m (6'7") x 1m (3'3")

**Bedroom 1 (Ensuite)** Double bedroom. Carpet flooring.

Ensuite - Fully tiled 5m (16'5") x 3m (9'10")



**Bedroom 2** Double room. Carpet flooring.

2.03m (6'8") x 3m (9'10")



**Bedroom 3** Double room. Carpet flooring. Bay window.

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

**Bedroom 4** Single room. Carpet flooring.

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



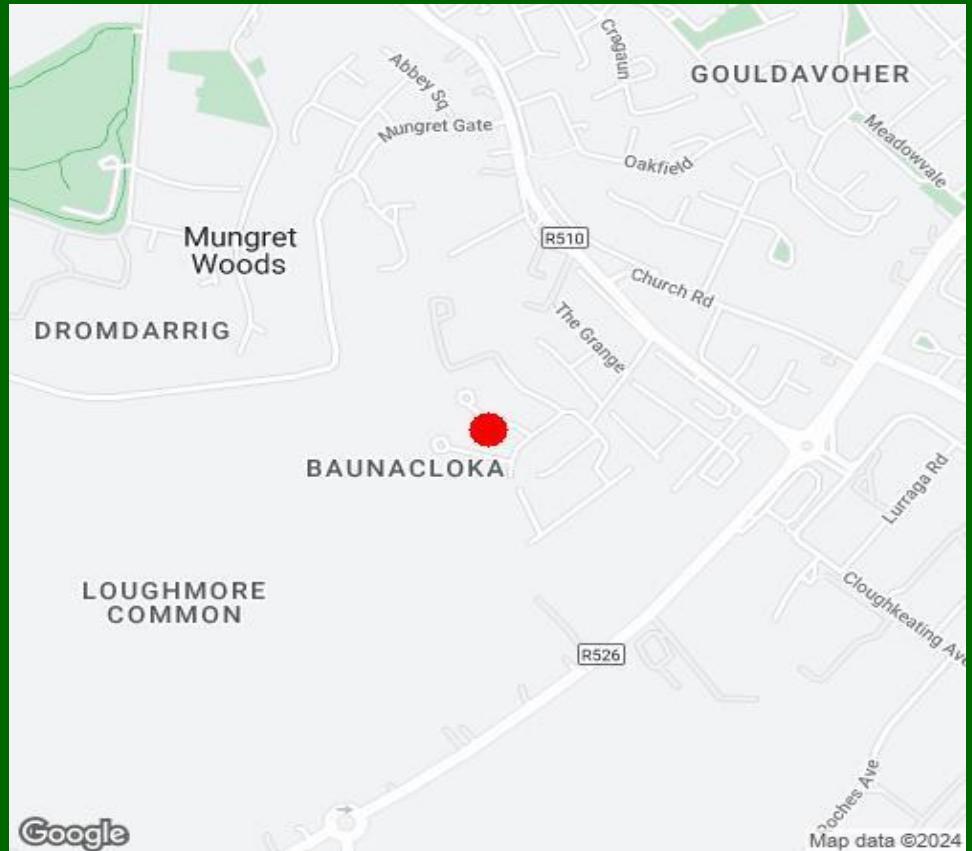
**Bathroom** Fully tiled. Triton electric shower.

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



## Features:

- Gas fired central heating
- Double glazed UPVC windows throughout
- Very well proportioned and spacious living and bedroom accommodation
- Sun drenched south west facing rear garden
- Double driveway for two cars
- Walking distance to all amenities
- A hugely popular and established development
- Garage converted



### Property Directions:

Enter the Eircode V94 R29T into your mobile device to bring you directly to this property. GVM signs erected thereon.

### Agent Information:

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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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