



156 The Grange, Raheen, Co. Limerick



Guide Price €415,000



GVM announce to the market an idyllic and beautifully presented four bedroom two storey 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 established cul de sac of all semi detached houses, yet is within strolling distance of the abundance of amenities that Dooradoyle offers including The Crescent Shopping Centre, University Hospital Limerick, Raheen Industrial Estate, local Primary & Secondary Schools and an array of fantastic local sporting facilities. Limerick City and the nearby Motorway are also easily accessible. The location really is absolutely second to none. For those in search of a forever home inspection of this very desirable property is highly recommended.



### **Rooms:**

#### **Entrance hallway**

Tiled flooring. Alarm point.

#### **Sitting room**

Solid timber flooring. Bay window. TV point. Open fireplace.

4m (13'1") x 5m (16'5")



#### **TV room**

Solid timber flooring. TV point.

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

#### **Kitchen / Dining room**

Fully fitted kitchen. Tiled flooring. Built in oven and gas hob. Recessed lighting. Patio door to rear.

3m (9'10") x 6m (19'8")



#### **Utility**

Fully plumbed. Tiled flooring.

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

#### **Shower room**

Triton electric shower. Fully fitted.

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

#### **Bedroom 1**

Double bedroom. Timber flooring. Built in wardrobes.





Ensuite :- Fully tiled.

5m (16'5") x 3m (9'10")

### Bedroom 2

Double bedroom. Timber flooring. TV point. Built in wardrobes.

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



### Bedroom 3

Double room. Built in wardrobes. Timber flooring. Bay window.

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

### Bedroom 4

Single room. Timber flooring.

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



### Bathroom

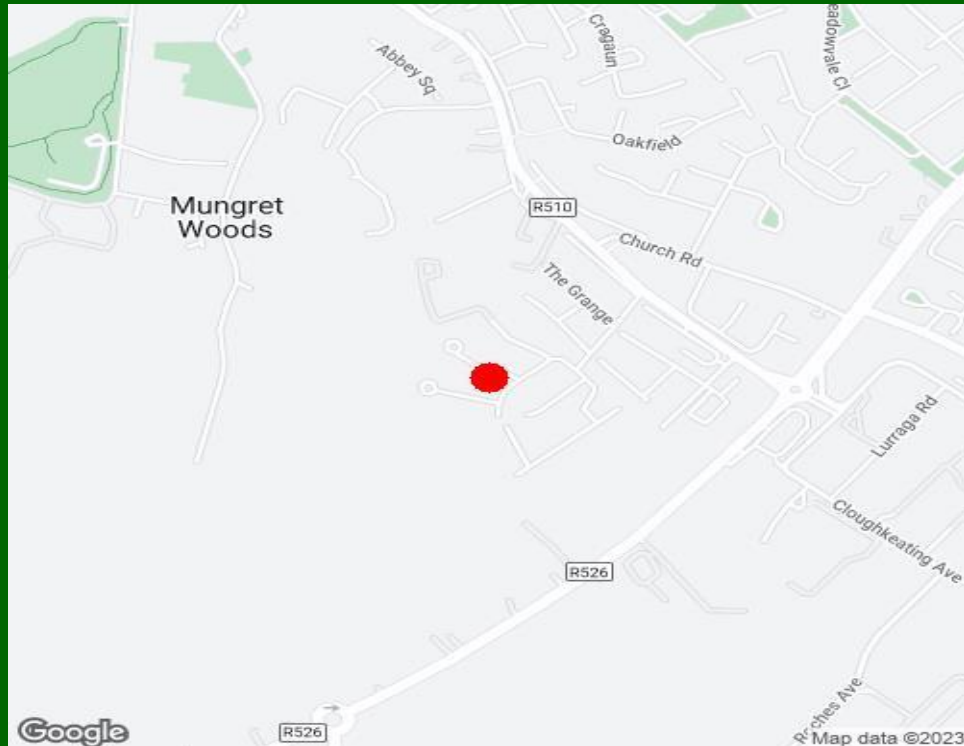
Fully tiled. Triton T90 electric shower.

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

### Features:

- Gas fired central heating
- Two ensuite bedrooms / Downstairs playroom with shower room off
- Walking distance to all amenities
- Sun drenched South West facing landscaped back garden
- Fibre Broadband
- Fully repainted.
- New 42 X 18 water tank installed
- Fully alarmed
- Double driveway
- Very well proportioned living and bedroom accommodation.





### Property Directions:

Enter Eircode V94Y17P to your mobile address to bring you straight to the front door of this property.

### Agent Information:

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