



8 Rathmore, Church Hill Meadows,  
Raheen, Limerick V94 K8NT



**Guide Price**

**€285,000**



GVM Auctioneers announce to the market an idyllic and beautifully presented three bedroom two storey semi detached residence situated in this much sought after and hugely popular and established development. No 8 is positioned in a quiet cul de sac and enjoys bright, spacious and well laid out living and bedroom accommodation.



This exceptional home is within strolling distance and an abundance of amenities that the Dooradoyle/Raheen 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. Mungret Recreation Park is also close by. Limerick City and the nearby Motorway are also easily accessible together with a very regular public transport service. This home has a spacious living room, a bright and modern Kitchen/dining together with 3 bedrooms ( master en suite) and main bathroom. Very attractive facade and good on site parking. Inspection is very highly recommended.

### **Rooms:**

#### **Entrance Hall**

Carpeted floor, stairs, coving

1.07m (3'6") x 4.03m (13'3")

#### **Living Room**

Laminated timber floor, Bay window, timber fireplace with open fire, double doors to Kitchen/Dining room, 3.07m (10'1") x 4.02m (13'2")

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

Laminated floor in Dining area, tiled floor in kitchen area. fully fitted units, patio doors to rear garden, 3.03m (9'11") x 5.07m (16'8")

#### **Main Bathroom**

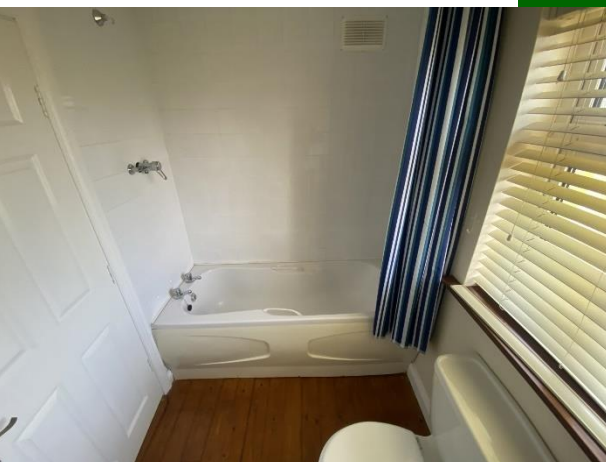
Timber floor, wc. whb. bath, power shower, 1.07m (3'6") x 2.01m (6'7")

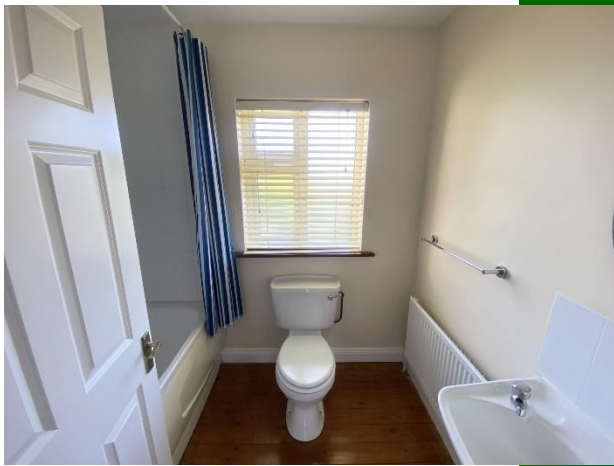
#### **Bedroom 1**

Timber floor, Fitted wardrobes, bay window. 3.06m (10'0") x 3.02m (9'11")

#### **En- Suite**

wc, whb, electric shower, tiled around sink and shower 0.09m (4") x 2.04m (6'8")





### Bedroom 2

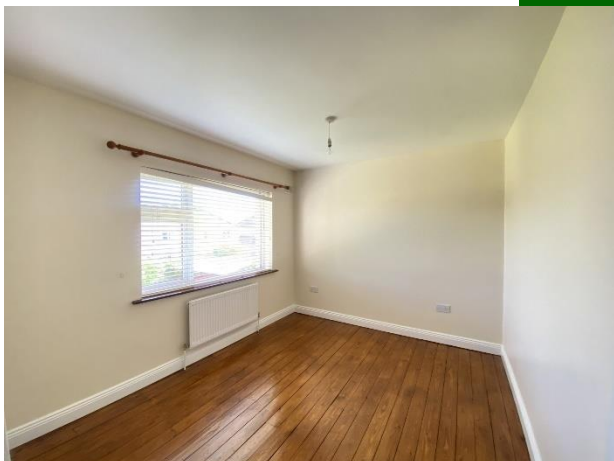
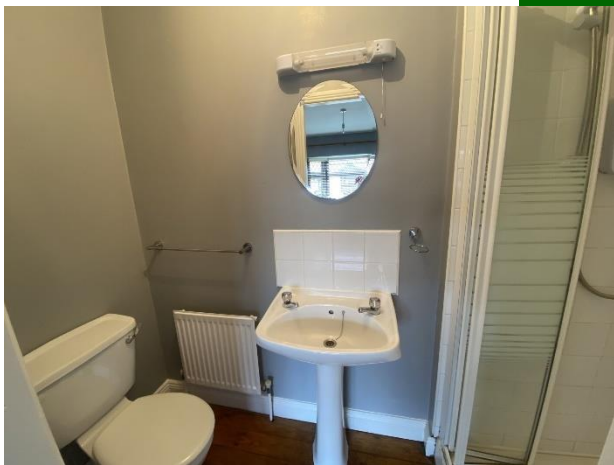
Timber floor, fitted wardrobes,  
3.04m (10'0") x 2.08m (6'10")

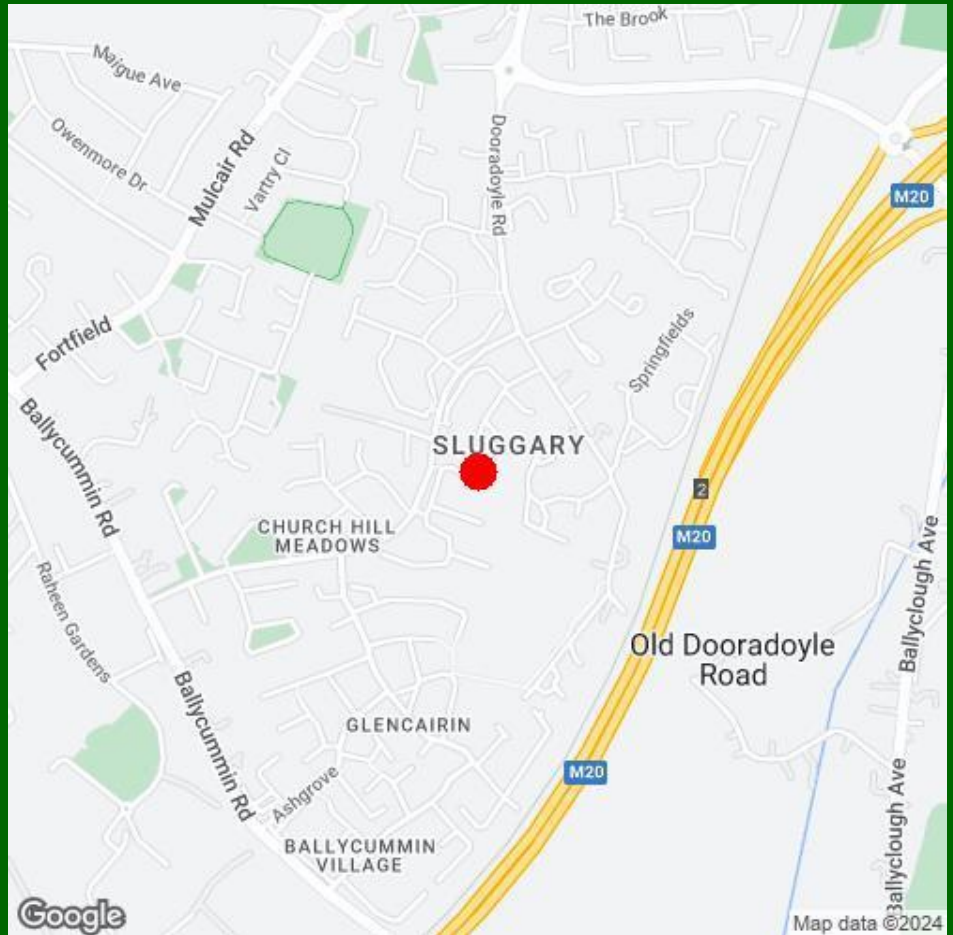
### Bedroom 3

Timber floor, fitted wardrobes  
2.03m (6'8") x 2.03m (6'8")

## Features:

- Gas fired central heating.
- Double glazed uPVC windows.
- Very well proportioned and spacious living and bedroom accommodation.
- Double driveway for two cars.
- Walking distance to all amenities.
- Hugely popular and established development.
- In turnkey condition
- Attractive price point





### Property Directions:

Enter the Eircode V94K8NT into your mobile device to bring you directly to this property. GVM sign erected thereon.

### Agent Information:

**Contact :- Norma Murphy Mobile 087-6529916**

#### 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