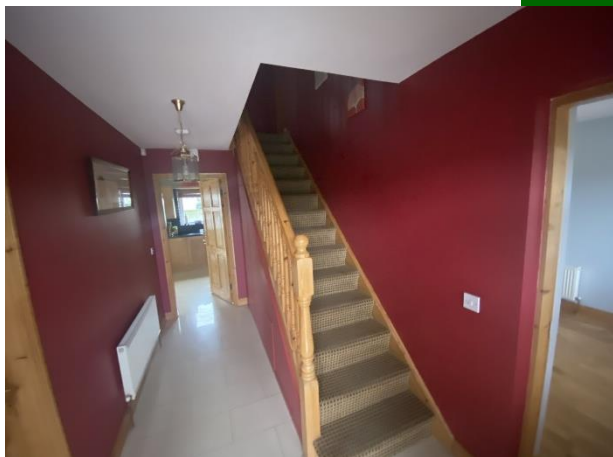




183 The Grange, Raheen, Limerick



**Guide Price**

**€380,000**



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 part of the estate overlooking green area 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 Centre, the Motorway and Mungret Recreation Park 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 very highly recommended.

#### **Rooms:**

##### **Entrance Hallway**

Tiled flooring. Alarm point.

##### **Sitting room**

Feature marble fireplace. TV point. Bay window. Solid timber flooring.

4.04m (13'3") x 5.02m (16'6")

##### **TV Room / Play room**

Solid timber flooring. TV point.

2.07m (6'9") x 5.08m (16'8")

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

Fully fitted kitchen. French doors to rear. Tiled flooring. Integrated units. Built in oven.

3.02m (9'11") x 6.05m (19'10")

##### **Utility Room**

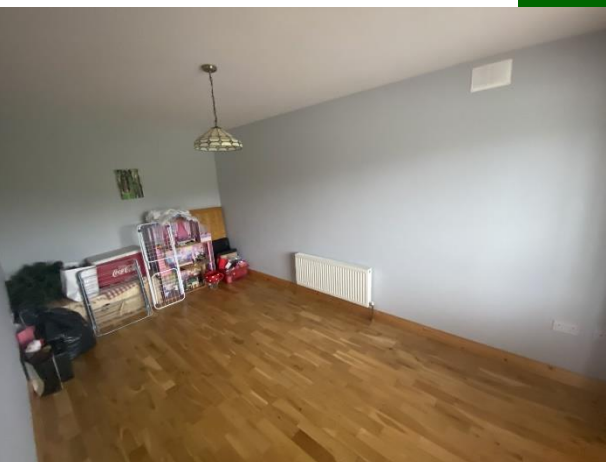
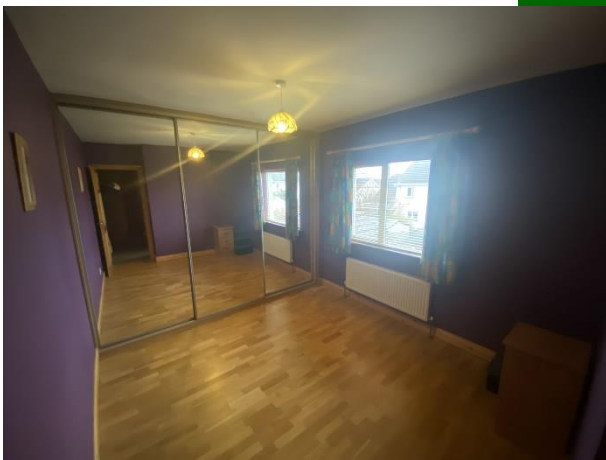
Fully plumbed. Tiled flooring

1.09m (3'7") x 2.09m (6'10")

##### **Toilet and whb**

Tiled flooring

2.05m (6'9") x 1.03m (3'5")





### **Bedroom 1**

Master bedroom. Sliderobes.

Ensuite :- Fully tiled. Electric shower

5.05m (16'7") x 3m (9'10")

### **Bedroom 2**

Double bedroom. Solid timber flooring. Built in wardrobes.

3m (9'10") x 3.08m (10'1")

### **Bedroom 3**

Double bedroom. Solid timber flooring. Built in wardrobes.

4.01m (13'2") x 4.01m (13'2")

### **Bedroom 4**

Single bedroom. Solid timber flooring

2.08m (6'10") x 2.09m (6'10")

### **Bathroom**

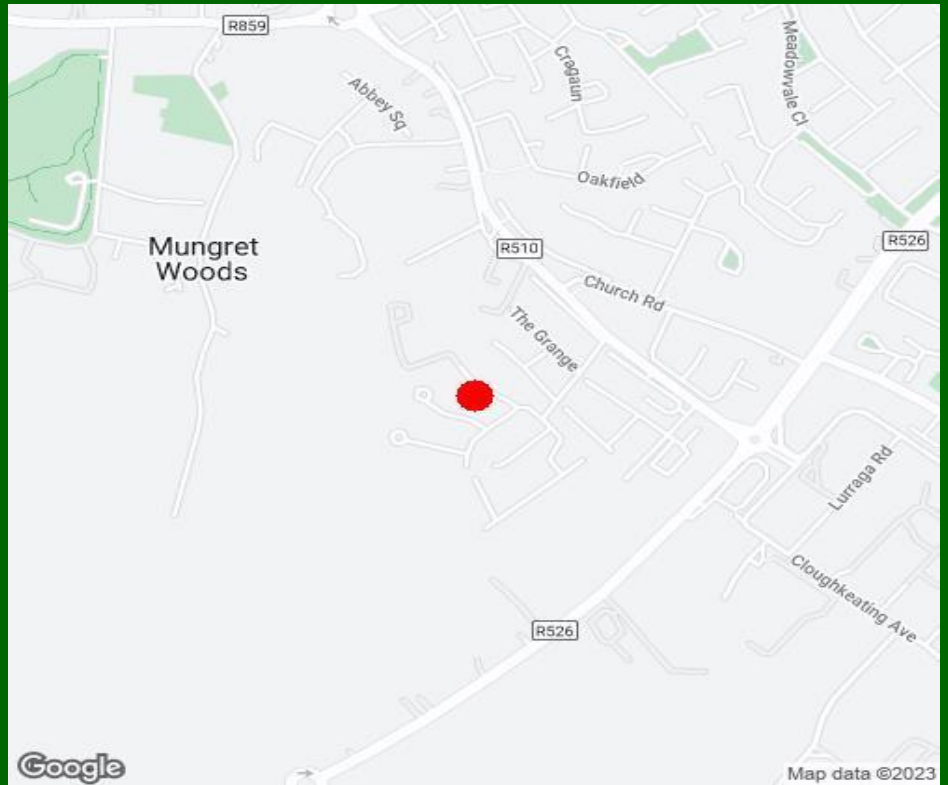
Fully tiled. Toilet and Whb. Bath.

2.01m (6'7") x 2.04m (6'8")

### **Features:**

- Gas fired central heating.
- Ideally located within the development overlooking large green area.
- Within walking distance of all amenities.
- Fibre broadband.
- Well proportioned living and bedroom accommodation.
- Large double driveway.
- Hugely popular development.
- Composite front and back door.
- This home simply oozes location location location





### Property Directions:

Enter Eircode V94V2ND to your mobile device to bring you straight to the door of this property.

### Agent Information:

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