

Upstairs		
Bedroom 2	4.15m x 3m 13'6" x 9'8"	Timber flooring. Fitted wardrobes.
Bedroom 3	2.25m x 2.9m 16'6" x 9'5"	Fitted wardrobes.
Attic Conversion		
Landing	2.15m x 1.67m 7' x 5'5"	Velux window. Solid oak flooring.
Attic Room	3.65m x 4.95m 11'10" x 16'2"	Currently used as a large double bedroom. Solid oak flooring. Recessed lighting. Velux windows.
Ensuite Shower Room	3.25m x 0.95m 10'7" x 3'11"	Shower cubicle with Triton T90si electric shower. w.c. and wash hand basin. Fully tiled walls and floor. Velux window. Recess lighting.



Viewing strictly by appointment

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**102 The Grange,
Raheen,
Limerick.**

Price
Region €235,000
<p>Barrack House, O' Connell Avenue, Limerick. Tel 061 410410 Fax 061 444443 Email decourcyodwyer@propertypartners.ie</p>

We are delighted to offer for sale this Tudor style semi detached family home superbly positioned in a quiet cul-de-sac in this ever increasingly popular development close to a host of amenities including schools, shopping centres, University Hospital Limerick and public transport.

The bright, airy and spacious accommodation which has been maintained to an excellent high standard by its current house proud owners comprises of entrance hallway with guest w.c., living room, kitchen / dining room, 3 bedrooms (main ensuite), bathroom and a stunning attic conversion currently used as a fourth bedroom with ensuite.

Outside the property is further enhanced by mature front and rear gardens and has the added benefit of a superb block built garden shed with pitched roof.

Special Features

- * Semi detached
- * Gas fire central heating
- * Double glazed windows
- * Alarm
- * Stunning attic conversion
- * Superb condition throughout
- * Large block built garden shed
- * Off street parking
- * Excellent amenities close by
- * Adjacent to a number of Primary and Secondary schools
- * Solid hand painted kitchen

Outside

Walled front garden. Part lawned with double wrought iron gates leading to tarmacaded driveway. Border area with maturing plants and shrubs. Gated side entrance way to the rear. Fully walled westerly facing rear garden which has a raised deck area and a flagged patio area. Outside light, lantern lights and tap. Garden shed of block construction with pitched and tiled roof (5.7m x 2.7m).



Accommodation

Accommodation	Size M. Ft.	Description
Entrance Hallway	5.15m x 2.1m 16'9" x 6'9"	Hardwood entrance door with leaded and stained glass window insets. Fully tiled floor. Dado rail. Alarm point.
Guest w.c.	2.05m x 0.7m 6'7" x 2'3"	W.C. and wash hand basin. Fully tiled walls and floor.
Living Room	5.25m x 4.15m 17'2" x 13'6"	Feature hand painted fireplace with cast iron inset and Liscannor hearth. Solid oak white plank flooring. Large bay window. T.V. point. Dimmer switch. Double doors with leaded and bevelled insets leading to.....
Kitchen / Dining Room	6.35m x 3.75m 20'8" x 12'3"	Modern hand made and painted fitted kitchen with ample array of eye and floor level units with integrated fridge freezer. Integrated Zanussi dishwasher. Carved extractor hood. Fitted wine rack. Display cabinets. Recess lighting. Belfast sink with hardwood worktop and tiled splashback. Zanussi electric oven. Four plate hob. Solid oak white plank timber flooring. Double glazed sliding patio door to rear garden.
Upstairs		
Landing		Hotpress with dual immersion
Bathroom	1.85m x 2.45m 6'1" x 8'	Bath. w.c. and wash hand basin. Fully tiled walls and floor.
Bedroom 1	3.6m x 4.75m 11'8" x 15'6"	Wall to wall fitted shaker style wardrobes with mirrored fronts and a number of drawers. Solid oak flooring. Large bay window.
Ensuite	3.2m x 1.05m 10'5" x 3'5"	Fully tiled shower cubicle with Triton electric shower. w.c. and wash hand basin. Fully tiled walls and floor. Large mounted mirror. Recessed lighting. Extractor fan.