



FOR SALE BY PRIVATE TREATY

**10 BLACKTHORNS,
CHURCH ROAD,
RAHEEN,
LIMERICK V94F5FW**

PRICE: IN EXCESS OF €290,000.



DESCRIPTION

A rare opportunity arises to acquire this fabulous spacious four bedroomed semi detached family home in this ever popular residential estate and positioned in a quiet cul de sac.

The property located off Church Road is within close proximity to University Hospital Limerick, Raheen Industrial Estate, The Crescent Shopping Centre and within close proximity to the city centre and having easy access to the motorway.

The well laid out spacious accommodation comprises of entrance hallway, guest W.C., living room, dining room, sitting room, kitchen/breakfast room, utility room, four bedrooms main ensuite and bathroom. The property is further enhanced with a fully walled long rear garden with a garden shed and a walled front garden with tarmac driveway for a number of cars.



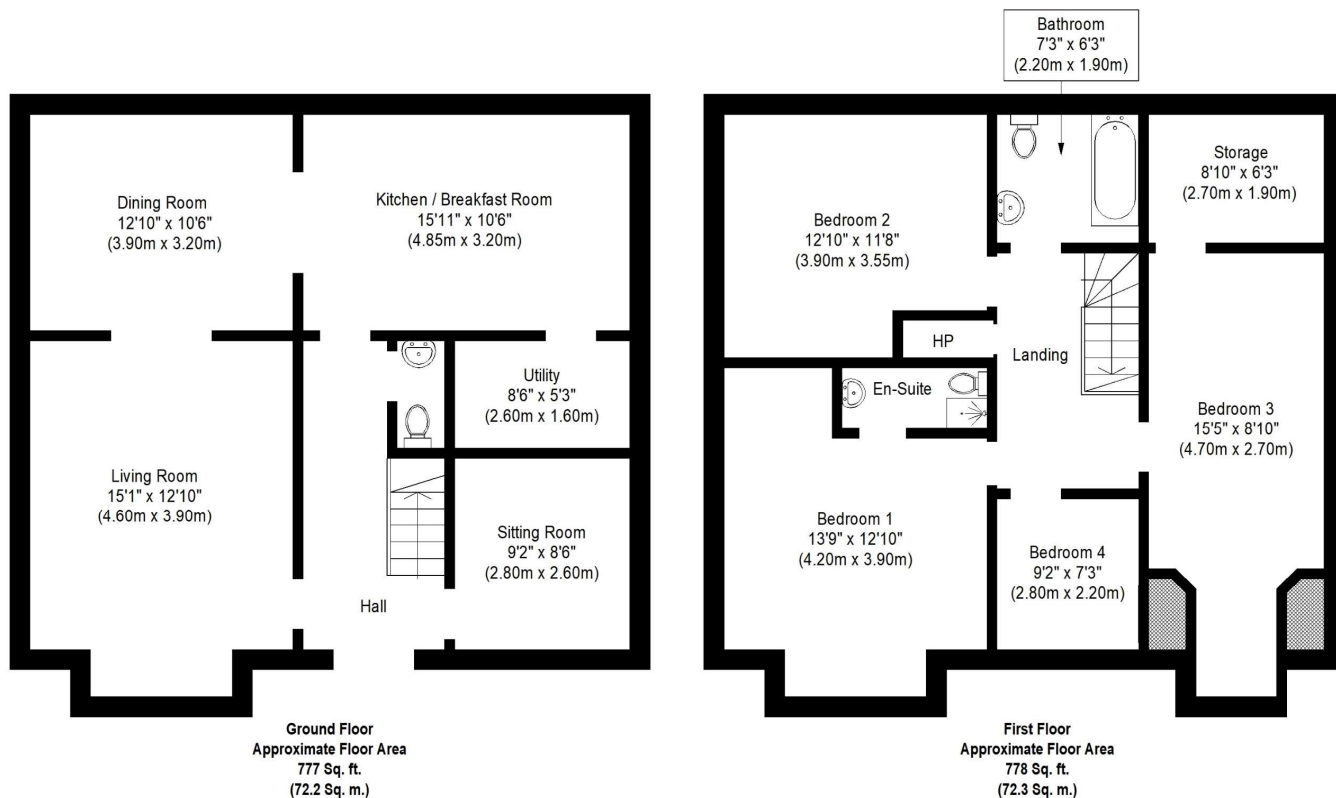


SPECIAL FEATURES

- Semi detached
- Gas fired central heating
- Double glazed windows
- 3 reception rooms
- 4 bedrooms
- Cul de sac
- Garden shed of block construction with pitched and tiled roof
- Fully walled gardens
- Large patio area

ACCOMMODATION

- **Entrance Hallway** Hardwood entrance door. Porcelain tiled floor.
- **Guest W.C.** Toilet. Wash hand basin. Extractor fan.
- **Living Room** Feature cast iron fireplace with ornate mahogany surround and marble hearth. Large bay window. TV point. Double doors with frosted windows leading to...
- **Dining Room** Double glazed white aluminium french doors to rear garden. Double doors to..
- **Kitchen/Breakfast Room** Array of eye and floor level units. Display cabinets. Wine rack. 4 cutlery drawers. Single drainer one and a half bowl stainless steel sink unit with mixer tap. Plumbed for dishwasher. Candy electric oven four plate ceramic hob and extractor fan. Fully tiled floor.
- **Utility Room** Eye level units. Plumbed for washing machine. Tiled floor. Door to rear garden.
- **Sitting Room** Timber flooring. TV point.
- **Upstairs**
- **Bathroom** Bath with Triton T90 SR electric shower. Bath. W.C. Wash hand basin. Fully tiled walls and floor.
- **Bedroom 1** Fitted wardrobes. Bay window. Tongue and groove sanded and varnished flooring.
- **Ensuite / Shower Room** Shower cubicle with Triton T90 SR electric shower. W.C. Wash hand basin. Extractor fan. Fully tiled walls.
- **Bedroom 2** Fitted wardrobes. Tongue and groove sanded and varnished flooring.
- **Bedroom 3** Fitted wardrobes and large eaves storage area. Bay window. Tongue and groove sanded and varnished flooring.
- **Bedroom 4** Fitted wardrobe. Tongue and groove sanded and varnished floor.
- **Outside** Fully walled front garden with tarmac driveway. Border areas with mature hedging. Gated side entrance way. Large fully walled rear garden. Patio area. Garden shed.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PRICE

In Excess of: €290,000

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

DIRECTIONS

Contact Agent

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**PROPERTY
PARTNERS**

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer.