

Outside

Walled front garden mainly laid to lawn with plants and shrubs. Tarmacadamed driveway with off street parking. Gated side entrance way. Private rear garden mainly laid to lawn with decking area. Barna shed.



O.S. LicenceAU0038307

Viewing strictly by appointment

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**9 Bellview,
Churchill Meadows,
Raheen, Limerick.**

Price

Region €199,950

Barrack House, O' Connell Avenue, Limerick.
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We are delighted to offer for sale this superbly presented spacious four bedroom semi detached family home. This established neighbourhood is located close to a host of amenities to include schools, the Crescent SC & excellent road infrastructure.

Accommodation comprises of entrance hallway, living room, kitchen/dining room, utility, guest W.C. family room, four bedrooms (main ensuite) and bathroom.

Outside you will find a private rear garden and a well appointed front garden with off street parking.

Special Features

- * Semi detached
- * Double glazed PVC windows
- * Gas fire central heating
- * Four bedrooms
- * Ensuite
- * Private rear garden
- * Utility
- * Cul de sac
- * Overlooking green area
- * **Primary Schools:** St Pauls, Gaelscoil An Raithin and St Gabriels
- * **Secondary Schools:** Crescent Comprehensive
- * **Creches:** Little Treasure, Racefield Centre Playdays Playschool
- * **Hotels:** South Court Hotel
- * **Shopping Centres:** Crescent SC
- * **Restaurants:** Penz, King Palace, Scrummy's, Zweton, Fusion



Accommodation		
Accommodation	Size M/Ft.	Description
Entrance Hallway		Hardwood entrance door. Timber flooring. Dado rail. Coving. Alarm point.
Living Room	4.2 m x 3.8 m 13'8" x 12'5"	Feature fireplace with mahogany surround, tiled inset & marble hearth. TV point. Centre piece & coving. Dado rail. Double doors to...
Kitchen/Dining Room	5.7 m x 3.33 m 18'7" x 10'9"	Modern fitted kitchen with ample array of eye & floor level units, display cabinet & drawers. Single drainer stainless steel sink unit with mixer tap. Tiled splashback area. Electric oven & hob. Extractor fan. Tiled floor. Dado rail. Double doors to rear.
Utility Room	3.35 m x 2.56 m 11' x 8'4"	Eye & floor level units. Worktop space. Sink unit. Tiled floor. Door to rear.
Family Room/Bedroom 5	4.8 m x 2.6 m 15'8" x 8'5"	Large bay window. Pine flooring.
Landing		Hot press with dual immersion. Stira staircase to floored attic.
Bedroom 1	3.6 m x 3.2 m 11'8" x 10'5"	Fitted wardrobes. Bay window.
Ensuite	2.46 m x 1.0 m 8'1" x 3'3"	Fully tiled shower cubicle with electric shower. W.C. Wash hand basin. Tiled walls & floor.
Bedroom 2	3.6 m x 2.9 m 11'8" x 9'5"	Fitted wardrobes. Timber flooring.
Bedroom 3	2.4 m x 2.3 m 7'9" x 7'5"	
Bedroom 4	2.4 m x 2.3 m 7'8" x 7'7"	Fitted wardrobe.
Bathroom	2.18 m x 1.75 m 7'2" x 5'7"	Fully tiled bathroom suite. WC Wash hand basin.