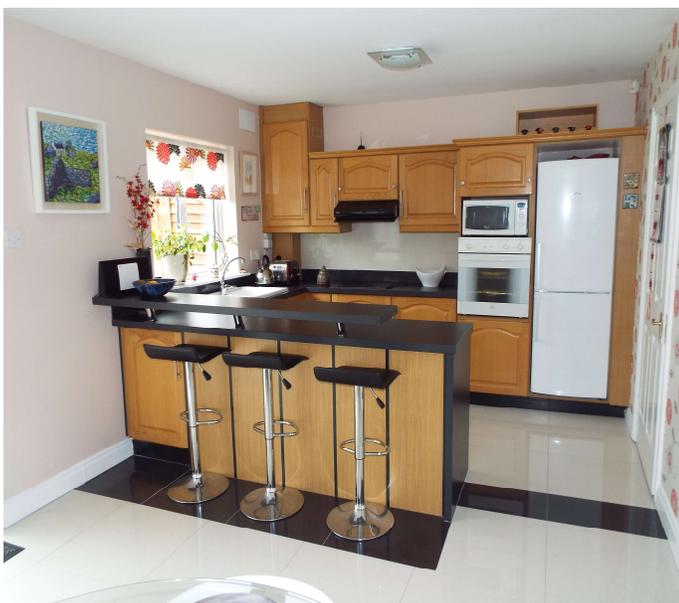




FOR SALE BY PRIVATE TREATY

**33 ASHFIELD,
CHURCH ROAD,
RAHEEN,
LIMERICK**

PRICE REGION: €240,000



BER D1



DESCRIPTION

We are delighted to introduce for sale this stunning 3 bedroom semi-detached family home located in this very popular small cul de sac development of the Church Road in Raheen.

Outside the property is further enhanced by a South-West facing private rear garden, a front garden with off-street parking and a garage space to the side of the property, suitable for a single or two-storey extension subject to the necessary planning permissions.

A viewing of this show-house property is highly recommended.





SPECIAL FEATURES

- Double glazed PVC windows
- Gas fired central heating
- Alarm
- South-West facing rear garden.
- Garage space to the side suitable for a single or two-storey extension subject to the necessary planning permission.
- Stunning show-house condition throughout inside.
- Maintenance-free exterior
- Cul de sac
- Off-street parking
- Excellent amenities nearby
- Adjacent to a number of Primary & Secondary schools

ACCOMMODATION

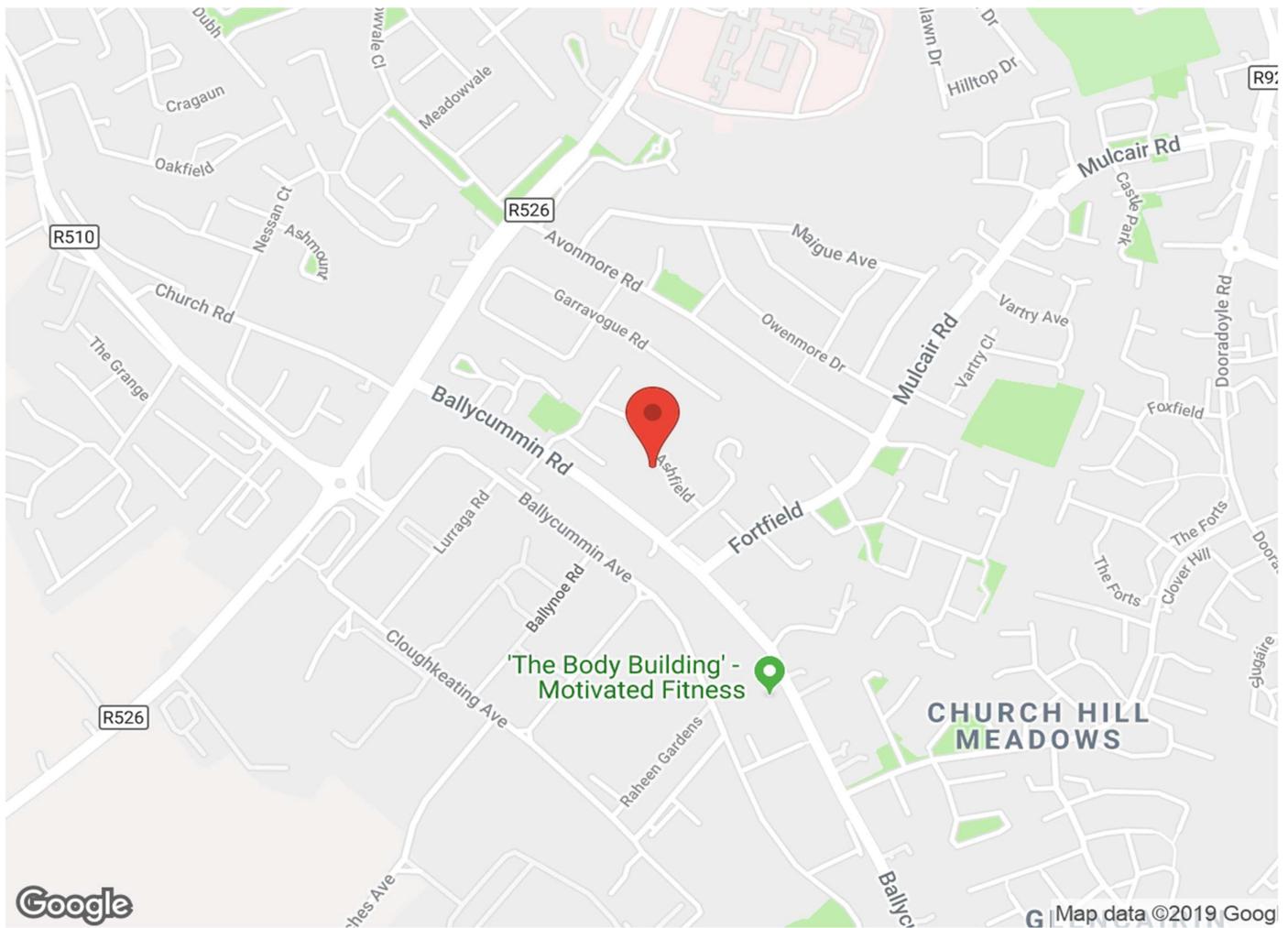
- **Entrance Hallway** 4.6m x 1.9m Hardwood entrance door. Porcelain tiled floor. Alarm point. Under stairs storage presses with push-touch opening system.
- **Living Room** 5.2m x 3.7m Marble fireplace with gas coal-effect fire inset. Marble hearth and ornate surround. Hardwood oak flooring. T.V. point. Large bay window.
- **Kitchen/Dining Room** 5.7m x 3.5m Modern fitted solid oak kitchen with an array of eye and floor level units. 4 cutlery drawers. 2 pot drawers. 1.5 bowl Belfast sink with mixer tap. Zanussi 4 plate ceramic hob, extractor fan and Belling oven. Extensive worktop space with raised breakfast bar counter. Porcelain tiled floor. Double glazed sliding patio door to rear garden.
- **Landing** Hot press with dual immersion. Access to attic via stira staircase.
- **Bathroom** 2.1m x 1.65m Bath with shower attachment. W.C. Wash hand basin. Porcelain tiled floor. Tiled bath surround.
- **Bedroom 1** 4.41m x 3.45m Range of fitted wardrobes. Vanity unit. Shelving and fitted drawers. Telephone point. T.V. point.
- **Ensuite/Shower Room** 2.2m x 1.2m Fully tiled shower cubicle with electric shower. W.C. Wash hand basin. Porcelain tiled floor.
- **Bedroom 2** 3.5m x 2.8m Fitted wardrobes.
- **Bedroom 3** 3.2m x 2.5m Range of fitted wardrobes and shelving.

Outside

Fully enclosed South-West facing rear garden, mainly laid to lawn. Large patio area. Raised flower bed with a variety of maturing plants and shrubs. Outside tap & light. Barna shed.

Garage space to the side, suitable for extending subject to the necessary planning permission.

Front garden part-walled, part-fenced and with off-street parking.



PRICE

€000,000

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER

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E: decourcyodwyer@propertypartners.ie

**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