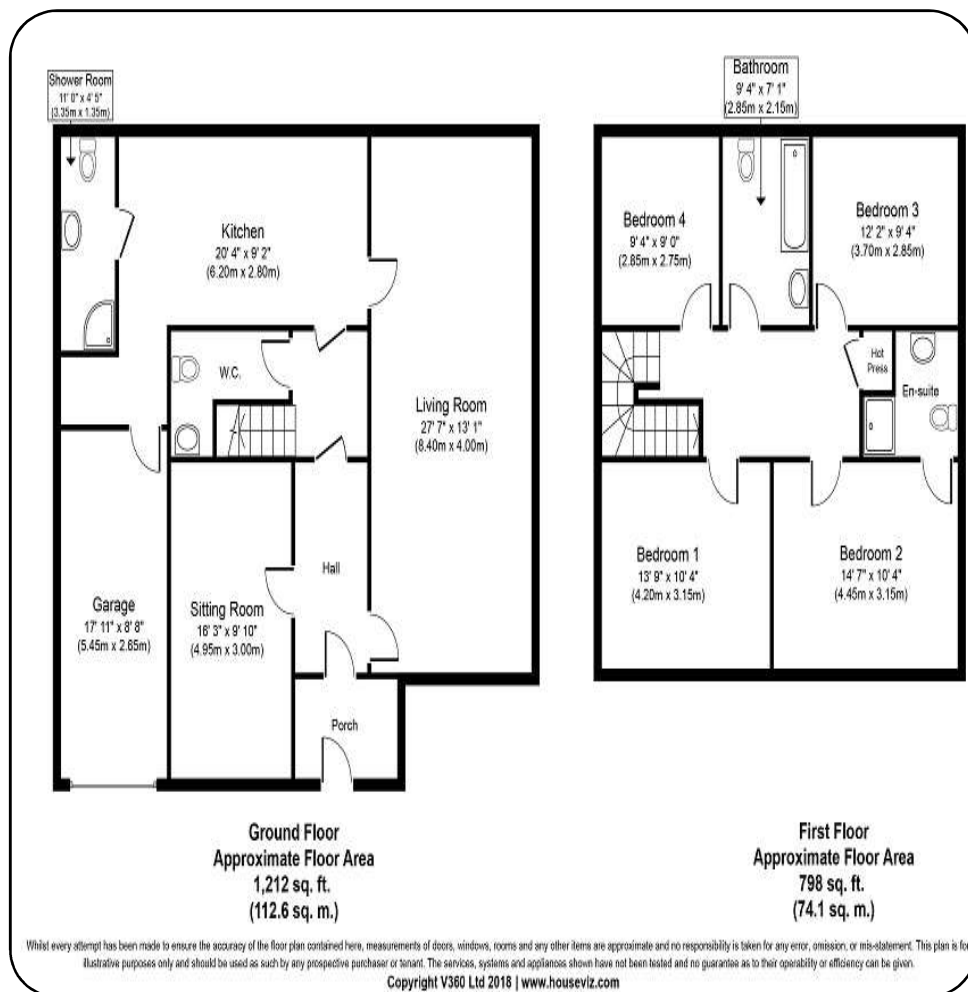


## Outside

Walled and hedged mature front garden. Part lawned. Tarmacadam driveway. Mature shrubs, plants and trees. Mature west facing and private rear garden mainly laid to lawn. Raised deck area. Greenhouse.



Viewing strictly by appointment

Property Partners de Courcy O'Dwyer for themselves and for the vendor or lessors of the property whose agent they have given notice that: No.1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. No. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No. 3. No person in the employment of the Property Partners de Courcy O'Dwyer has any authority to make or give representation or warranty whatever in relation to this development.

**PROPERTY  
PARTNERS**

DE COURCY O'DWYER

**FOR SALE**

**9 Meadowvale Close,  
Raheen,  
Limerick.**



**Price**

**Region €375,000**

Barrack House, O' Connell Avenue, Limerick.

Tel 061 410410 Fax 061 444443 Email [decourcyodwyer@propertypartners.ie](mailto:decourcyodwyer@propertypartners.ie)

**W**e at Property Partners are delighted to offer for sale this spacious family home which is located in this mature and popular estate adjacent to University Hospital Limerick, the Crescent Shopping Centre, Raheen Industrial Estate and just a short drive from the city centre.

**T**he bright and spacious accommodation comprises of entrance porch, entrance hallway, guest WC, sitting room, living room, kitchen/dining room, shower room, four bedrooms main ensuite and bathroom. There is also a garage to the side of this property.

**O**utside the property is further enhanced with a enclosed and private west facing rear garden with a variety of mature shrubs, plants and trees and also a raised deck area. The walled and gated front driveway has a tarmacadam drive and part lawned area with a variety of mature plants and shrubs surround. The property also benefits from being close to the end of a cul de sac of just 10 houses.

**A** viewing of this property is highly recommended.

### Special Features

- \* Detached
- \* Red brick facade
- \* Double glazed & teak windows
- \* Oil fired central heating
- \* Four bedrooms
- \* Cul de sac of just 10 houses
- \* Adjacent to University Hospital Limerick.
- \* Excellent schools nearby
- \* Garage
- \* West facing private rear garden
- \* Green area to front
- \* Close proximity to City Centre
- \* BER - D1



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Porch	2.55 m x 1.55 m 8'3" X 5'0"	Hardwood entrance door. Tiled floor. Telephone point. Double glazed sliding patio door to entrance hall. Coving. Door to Sitting Room.
Sitting Room	3 m x 4.95 m 9'8" x 16'2"	Feature marble fireplace. Coving.
Living Room	4 m x 8.4 m 13'1" x 27'5"	Feature marble fireplace with marble hearth. Coving. TV point. Double glazed PVC french doors to rear garden.
Inner Hallway		Cloaks closet.
Guest WC		Toilet and wash hand basin in vanity unit.
Kitchen/Dining Room	6.2 m x 2.8 m 20'3" x 9'1"	Ample array of eye & floor level units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine and dishwasher. Tiled floor.
Shower Room	3.35 m x 1.35 m 10'9" x 4'4"	Tiled shower cubicle with Triton T80 Z electric shower. WC. WHB. Tiled floor. Extractor fan.
Garage	2.65 m x 5.45 m 8'6" x 17'8"	Up and over aluminium door. Side entrance door.
Upstairs		
Landing		Hotpress with dual immersion.
Bedroom 1	4.2 m x 3.15 m 13'7" x 10'3"	Range of fitted wardrobes with overhead presses & vanity unit. Tongue & groove sanded & varnished floor.
Bedroom 2	4.45 m x 3.15 m 14'5" x 10'3"	Range of fitted wardrobes with overhead presses and vanity unit.
Ensuite		Fully tiled shower cubicle. WC. WHB in vanity unit.
Bedroom 3	2.85 m x 3.7 m 9'3" x 12'1"	Range of fitted wardrobes & overhead presses. Tongue & Groove sanded and varnished floor.
Bedroom 4	2.75 m x 2.85 m 9'0" x 9'3"	Range of fitted wardrobes with overhead presses and vanity unit.
Bathroom	2.15 m x 2.85 m 7'0" x 9'3"	Bath with Triton T90 Z electric shower. WC. Wash hand basin in vanity unit.