

Accommodation			
Accommodation	Size		Description
	M.	Ft.	
Landing			Hot press with dual immersion.
Bathroom	2.18m x 1.7m 7'2" x 5'6"		Bath with glass door panel. Shower attachment. W.C. and wash hand basin. Fully tiled walls.
Bedroom 1	3.65m x 4.22m 11'10" x 13'8"		Telephone point. TV point. Tongue and groove sanded and varnished flooring. Fitted wardrobes.
Ensuite	2.45m x 0.95m 8' x 6'9"		Fully tiled shower cubicle with Triton T90i electric shower. W.C. and wash hand basin. Extractor fan.
Bedroom 2	6.53m x 2.6m 21'4" x 8'5"		Tongue and groove sanded and varnished flooring.
Bedroom 3	3.62m x 2.9m 10'7" x 9'5"		Fitted wardrobes. Tongue and groove sanded and varnished timber flooring.
Bedroom 4	2.35m x 2.65m 7'7" x 8'7"		Open shelving. Dimmer switch.

Outside

Fully walled west facing rear garden, mainly laid to lawn. Raised border area with railway sleeper fronts. Garden shed. Outside light and tap. The garden is well stocked with a variety of trees, shrubs and plants. Gated side entrance way. Fully walled front garden. Border areas with a variety of plants, trees and shrubs. Tarmacadamed driveway.



Viewing strictly by appointment

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**2 Ros Na Ree,
Churchill Meadows, Raheen,
Limerick.**

Price

Region €189,950

Barrack House, O'Connell Avenue, Limerick.
Tel 061 410410 Fax 061 444443 Email decourcyodwyer@propertypartners.ie

We are delighted to offer for sale this spacious, 4 bedroom semi detached family home located in this ever popular area, close to a host of amenities, to include the Crescent Shopping Centre, County Council offices, schools, shops, public transport etc.

The bright, spacious and airy accommodation comprises of entrance hallway, living room, family room, kitchen / dining room, downstairs shower, utility, 4 bedrooms (main ensuite) and bathroom.

Outside the property is further complimented by mature, well stocked front and rear gardens with the rear garden benefiting from a sunny south west facing aspect.

A viewing of this property is highly recommended.

Special Features

- * Semi detached
- * Alarm
- * Double glazed woodgrain PVC windows
- * GFCH
- * The house is facing a large open green area
- * The house is second last house in a row of 6 in quiet cul de sac
- * Ensuite
- * Westerly facing rear garden
- * 4 bedrooms - 3 doubles
- * Excellent decorative condition
- * Well stocked and landscaped gardens
- * Utility room
- * Shower room downstairs



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Entrance Hallway	4.4m x 2m 14'4" x 6'6"	Hardwood entrance door. Covings. Understairs storage area. Alarm point and telephone point.
Living Room	4.9m x 3.8m 16' x 12'5"	Feature cast iron fireplace with tiled inset, marble hearth and ornate surround. Centre piece with covings. Recess lighting. Bay window. T.V. point.
Family Room	4.75m x 2.6m 15'6" x 8'5"	Solid oak flooring. Recess lighting. Bay window.
Kitchen / Dining Room	5.73m x 3.35m 18'8" x 10'10"	Kitchen with ample array of eye and floor level units. Display cabinets. Open shelving. Four cutlery drawers. Single drainer 1 & 1/2 bowl stainless steel sink unit with mixer tap. Tiled splashback area. Breakfast counter. Plumbed for dishwasher. Extractor fan. Recessed lighting. Double glazed sliding patio door to rear garden. Door to ...
Utility Room	2.55m x 1.4m 8'4" x 4'6"	Range of storage presses. Plumbed for washing. Vented for dryer. Worktop space with tiled splashback. Hardwood door with frosted glass inset leading to rear garden.
Guest W.C. / Shower Room	1.7m x 1.76m 5'6" x 5'8"	Shower cubicle with Triton T90i electric shower. w.c. and wash hand basin. Fully tiled walls and floor.