



FOR SALE BY

**38 RATHMORE,
CHURCH HILL MEADOWS,
RAHEEN,
LIMERICK.**

Price Region: €240,000

BER D2



DESCRIPTION

A spacious 4 bedroomed semi detached family home located in this popular estate close to a host of amenities to include the Cresecent SC., Limerick City and County Council offices, Limerick Regional Hospital and many schools.

The property located in a quiet cul de sac comprises of entrance hallway, living room, family room, kitchen / dining room, utility room, guest W.C. 4 bedrooms main ensuite and bathroom.

The property benefits from gas fired central heating, double glazed windows and has a south west facing rear garden.

A viewing of this property is highly recommended.



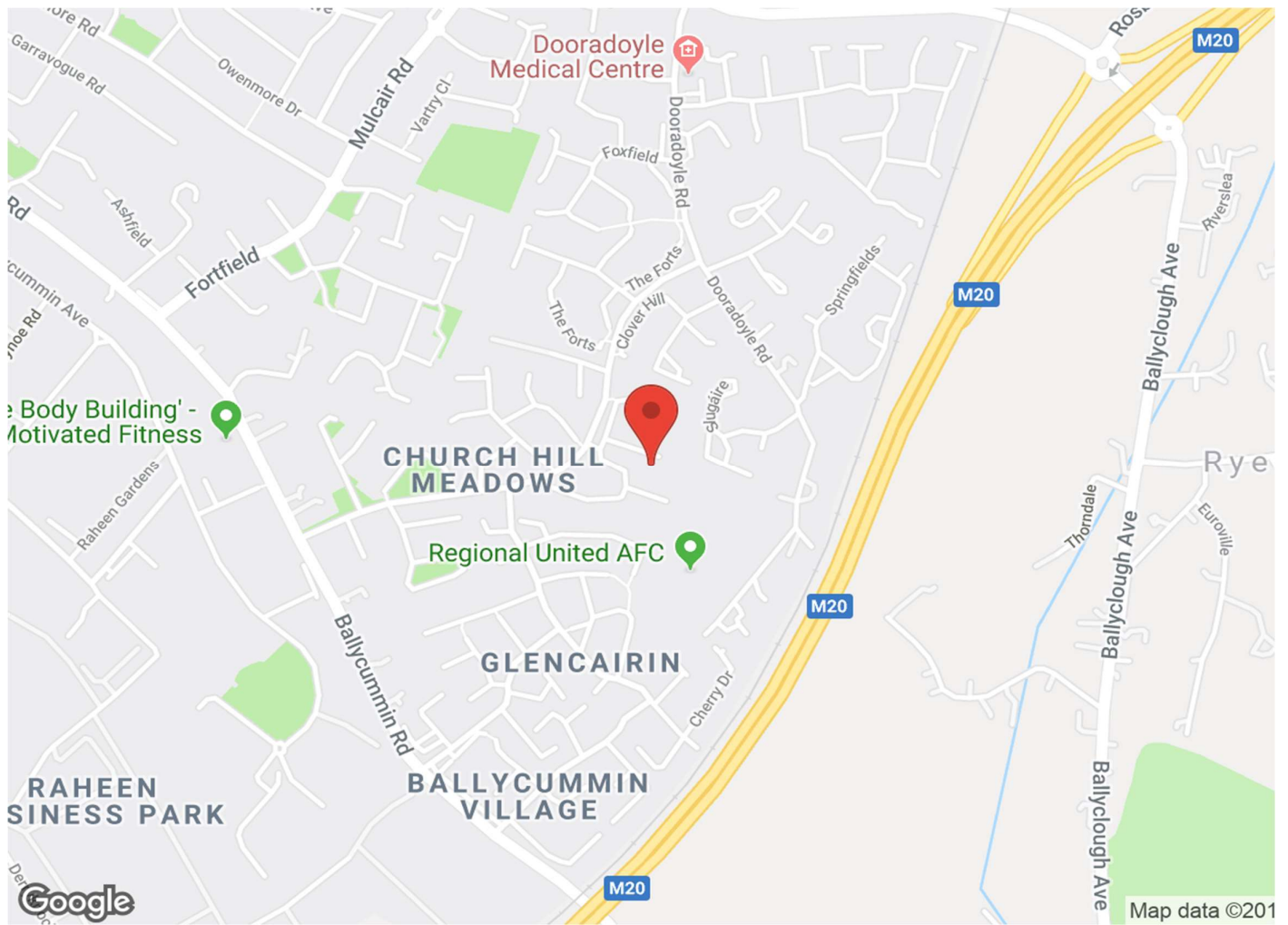


SPECIAL FEATURES

Semi detached
Double glazed windows
Gas fired central heating
Cul de sac
4 bedrooms
South west facing walled rear garden
Ensuite
Guest W.C.

ACCOMMODATION

- | | | |
|---------------------------|---------------|---|
| • Entrance Hall | 4.25m x 2.3m | Hardwood entrance door. Tiled floor. Coving. Understairs storage. |
| • Living Room | 4.95m x 3.85m | Centre piece and coving. Feature cast iron fireplace with tiled inset and ornate surround. Marble hearth. Timber flooring. Bay window. TV point. Double doors to... |
| • Kitchen / Dining Room | 5.75m x 3.35m | Modern fitted solid ash kitchen with ample array of eye and floor level units. cutlery drawers. Stainless steel single drainer sink unit with mixer tap. Zanussi electric oven and four plate gas hob. Extractor fan. Plumbed for dishwasher. Fully tiled floor. Double glazed sliding patio door to rear garden. |
| • Utility Room / Guest WC | 3.4m x 2.62m | Guest W.C. Wash hand basin. Tiled floor. Utility room has floor level units and is plumbed for washing machine. Tiled floor. Door to rear garden. |
| • Family Room | 4.92m x 2.58m | |
| • Landing | | Hotpress with dual immersion. |
| • Bedroom 1 | 4.3m x 3.25m | Fitted wardrobes. Bay window. TV point. |
| • Ensuite / Shower Room | 2.45m x 1.0m | Fully tiled shower cubicle. W.C. W.H.B. Tiled floor. Extractor fan. |
| • Bedroom 2 | 3.6m x 2.85m | Fitted wardrobes. |
| • Bedroom 3 | 4.92m x 2.6m | |
| • Bedroom 4 | 2.35m x 2.35m | Timber Flooring. |
| • Bathroom | 1.72m x 2.15m | Bath with Triton T90i electric shower. W.C. W.H.B. Tiled floor. Part tiled walls. |



PRICE

€240,000

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

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.



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