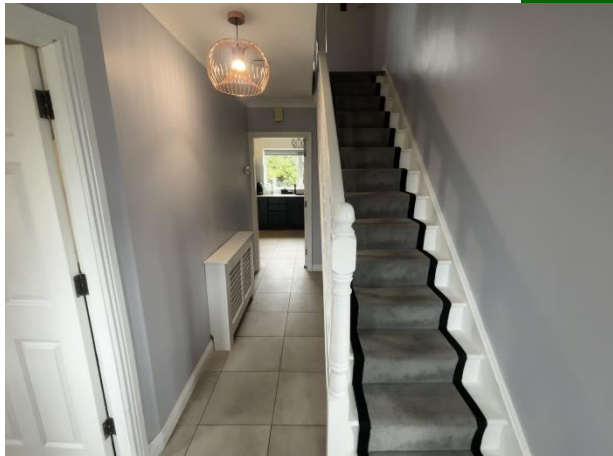




20 Rossnaree, Church Road, Raheen,
Co. Limerick



Price €398,000



GVM Auctioneers are delighted to bring to the market this superb 3 bedroom semi-detached residence, ideally located in one of Limerick's most sought-after and established developments. This bright and spacious home offers a truly superb well-designed layout, boasting generous living and bedroom accommodation, perfectly suited to modern family living.



The property further benefits from good-sized front and rear gardens, along with off-street parking.

Nestled in a quiet and tranquil cul-de-sac, No 20 enjoys a desirable position with a host of amenities right on its doorstep, including, The Crescent Shopping Centre, University Hospital Limerick, Raheen Business Park, excellent local Primary & Secondary Schools, a wide range of sporting and recreational facilities, Mungret Recreational Park & Limerick City Centre is within striking distance, with a regular public transport service at your doorstep. Easy access also to the nearby Motorway.

This home will certainly appeal to first-time buyers, right-sizers, investors, or anyone seeking to relocate to a highly desirable, residential area renowned for its quality homes and strong community feel.

Inspection highly recommended.

Viewing is highly recommended.

Rooms:

Entrance hallway

Tiled flooring.

Playroom/Bedroom

Laminated flooring. Double Room. Bay window.

4.9m (16'1") x 2.5m (8'2")

Kitchen/dining room

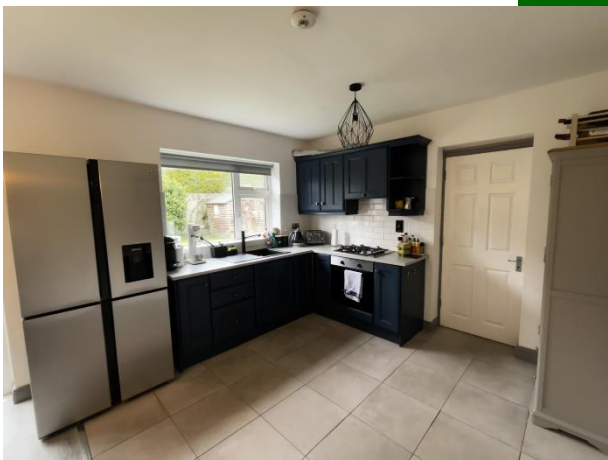
Tiled floor. Fully fitted. Built in oven & hob.

5.9m (19'4") x 3.3m (10'10")

Sitting room

Laminated flooring. Open fireplace. T.V point. Bay window. Cove surrounding.

5.2m (17'1") x 3.7m (12'2")





Shower room

Fully tiled. Electric shower fitted.

2.1m (6'11") x 1.9m (6'3")

Bedroom 1

Double room. Laminated flooring. Built in wardrobes.

3.6m (11'10") x 3m (9'10")



Bedroom 2

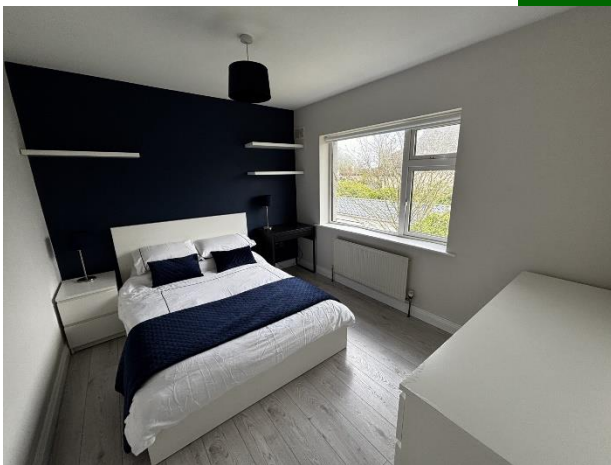
Master bedroom. Laminated flooring. Built in wardrobes. T.V point. Bay window.

4.3m (14'1") x 3.8m (12'6")

En Suite

Fully tiled. Electric shower.

2.4m (7'10") x 1.2m (3'11")



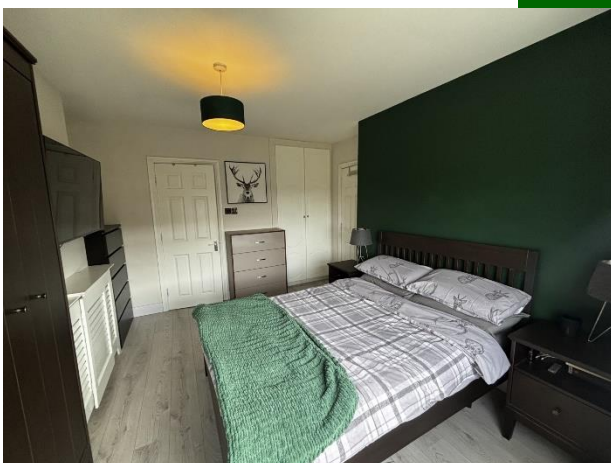
Bedroom 3

Single room. Laminated flooring. Built in wardrobes.

2.3m (7'7") x 2.1m (6'11")

Features:

- Solar panels recently installed
- Double glazed UPVC windows
- Benefit of two reception rooms
- Walking distance to all amenities
- Very established development
- Public transport at your doorstep
- Raheen Business Park within 6 minutes drive
- Really oozes location location location !!!
- Gas fired central heating
- Very well proportioned living and bedroom accommodation





Property Directions:

Enter eircode V94 W2AW into your mobile device to direct you straight to this property.

Agent Information:

Contact :- John O' connell Mobile :- 087-6470746

Email :- johnoconnell@gvm.ie

Disclaimer

These particulars do not form any contract and are for guidance purposes only. Computer generated images, maps and plans are not drawn to scale and measurements are approximate and for guidance only. Intending purchasers must satisfy themselves as to the accuracy of detail given to them verbally or as part of this brochure. Such information is given in good faith and believed to be correct. However neither the vendor nor their agents shall be held liable for any inaccuracies therein.

Limerick Office

25-26 Glentworth St,
Co. Limerick,
V94WE12

Phone: (061)413522

Email: limerick@gvm.ie

Kilmallock Office

Head Office,
Railway Road,
Kilmallock,
Co. Limerick

Phone: (063)98555

Email:
kilmallock@gvm.ie

Tullamore Office

GVM Mart,
Arden Road,
Tullamore,
Co. Offaly

Phone: (057)9321196

Email:
tullamoreproperty@gvm.ie



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