



FOR SALE

**25 CELLA ROW,
CHURCHILL MEADOWS,
RAHEEN,
LIMERICK V94XFK0**

PRICE: €315,000

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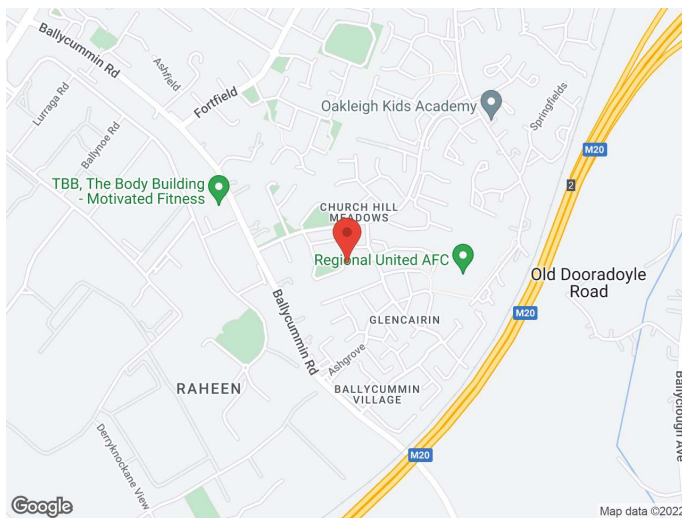


DESCRIPTION

We are delighted to offer for sale this substantial four bedroomed semi detached property currently set out in two separate units. The property is located in this ever popular estate of Churchill Meadows close to amenities such as Raheen Industrial Estate, University Hospital Limerick and The Crescent Shopping Centre. The property whilst currently in two separate units would be easily converted to a family home with little expense.

Accommodation comprises of entrance hallway, living room, kitchen / dining room, four bedrooms main ensuite and shower room. Self contained unit comprises of bedroom, shower room and kitchen.



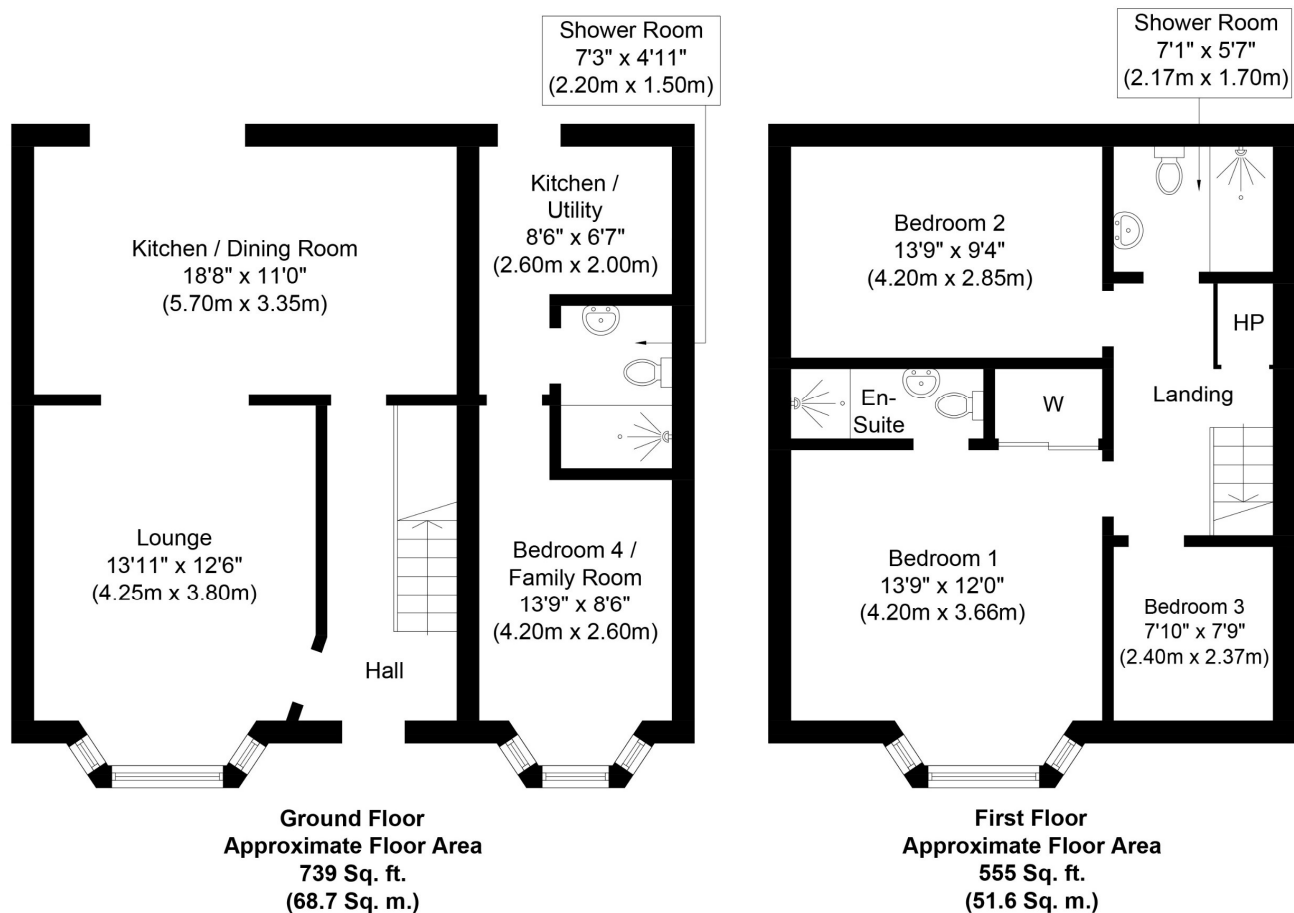


SPECIAL FEATURES

- Semi detached
- Gas fired central heating
- Double glazed windows
- Four bedrooms
- Overlooking green area
- One bed self contained unit

ACCOMMODATION

- **Entrance Hall** Hardwood entrance door. Timber flooring. Coving. Telephone point.
- **Living Room** Cast iron fireplace with tiled inset marble hearth and ornate surround. Centre piece and coving. Bay window. TV point. Double doors to...
- **Kitchen / Dining Room** Fitted kitchen with array of eye and floor level units. Four cutlery drawers. Zanussi electric oven with four plate gas hob. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Breakfast counter. Tiled floor. Double glazed sliding patio doors to rear garden.
- **Upstairs**
- **Landing** Hot press with dual immersion.
- **Bedroom 1** Bay window. TV point.
- **Ensuite** Tiled shower cubicle with Triton T90 SR electric shower. W.C. Wash hand basin. Extractor fan. Fully tiled walls and floor.
- **Bedroom 2** Fitted wardrobes.
- **Bedroom 3** Fitted wardrobes.
- **Shower Room** Shower cubicle with Triton T90 SR electric shower. W.C. Wash hand basin in vanity unit. Fully tiled walls and floor.
- **Self contained adjoining unit**
- **Bedroom 4** Bay window.
- **Shower Room** Shower cubicle with Triton T80 electric shower. W.C. Wash hand basin. Fully tiled walls and floor.
- **Kitchen** Array of eye and floor level units. Two plate ceramic hob. Single drainer stainless steel sink unit. Plumbed for washing machine. Own door entrance from the rear of the property.
- **Outside** Walled and hedged rear garden. Gated side entrance way. Walled and fenced front garden. Part lawned tarmacaded driveway.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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DIRECTIONS

Google Map: V94XFK0

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER

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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.