



7 Blackthorns, Church Road, Raheen,  
Limerick V94 YAE9



**Guide Price**

**€398,000**



GVM announce to the market an idyllic and beautifully presented four bedroom two storey detached residence situated in this much sought after and hugely popular and established development, enjoying bright, spacious and well laid out living and bedroom accommodation.



This wonderful home is set in a quiet and established cul de sac of all semi detached and detached houses, yet is within strolling distance of the abundance of amenities that Raheen offers including The Crescent Shopping Centre, University Hospital Limerick, Raheen Business Park, local Primary & Secondary Schools and an array of fantastic local sporting facilities. Mungret Recreation Park is also within walking distance. Limerick City and the nearby Motorway are also easily accessible together with a very regular public transport service. The location really is absolutely second to none ideal for first time buyers, right sizers, investors or those wishing to relocate to a magnificent and established development. For those in search of a forever home inspection of this very desirable property is highly recommended.

**Rooms:**

**Entrance Hallway**

Bright and inviting with tiled flooring. Alarm point.



**Sitting room**

Solid timber flooring. Feature open fireplace. Bay window. TV point.

4.04m (13'3") x 3.07m (10'1")

**Playroom**

Solid timber flooring. TV point.

2.06m (6'9") x 4.06m (13'4")



**Kitchen cum dining**

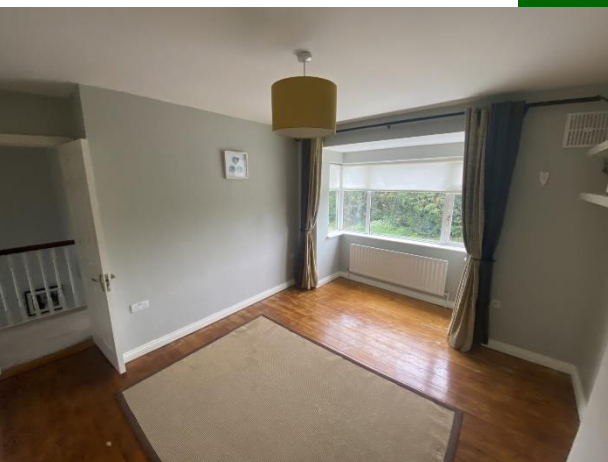
Fully fitted kitchen with generous floor and eye level presses. Patio door to rear. Built in oven and hob. Tiled flooring.

6.02m (19'9") x 3.05m (10'0")

**Utility room**

Fully plumbed. Tiled flooring.

3.02m (9'11") x 2.06m (6'9")



**Downstairs wc and whb**

Fully tiled



### **Bathroom**

Fully tiled. Mira electric shower fitted.

2.02m (6'8") x 1.03m (3'5")

### **Bedroom 1**

Master bedroom. Bay window. Built in wardrobes. Timber flooring.

Ensuite :- Mira electric shower.

3.07m (10'1") x 3.07m (10'1")



### **Bedroom 2**

Double room. Carpet flooring.

4.06m (13'4") x 2.07m (6'9")

### **Bedroom 3**

Single room. Timber flooring. Built in wardrobes.

2.01m (6'7") x 2.08m (6'10")



### **Bedroom 4**

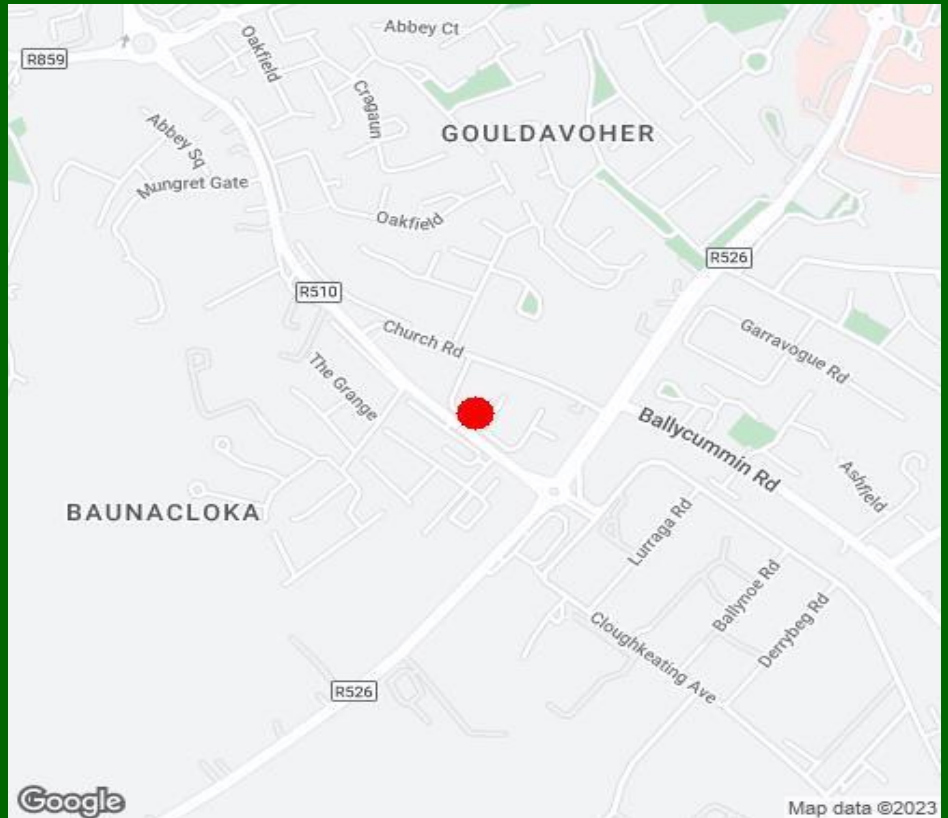
Double room. Built in wardrobes. Timber flooring.

3.07m (10'1") x 2.06m (6'9")

### **Features:**

- B3 energy rating
- No. 7 is situated in a development of only 33 houses with good off street parking
- Block built with very spacious and bright rooms
- A rated gas boiler
- Enclosed rear garden surrounded by block walls. Garden shed to rear
- Attic floored
- Stira to attic
- Security Alarm
- External walls pumped with insulation
- Wrought iron steel gate to access rear garden





### Property Directions:

Enter eircode V94YAE9 to your mobile device to bring you straight to the door of this property. GVM sign erected.

### Agent Information:

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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.

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