



Rivendell, 48 Blackthorn Drive, Caherdavin Heights, Caherdavin, Limerick



Guide Price €265,000



"Rivendell," is situated in the hugely popular and established residential suburb of Caherdavin and is a charming and well-positioned family home. This property offers peaceful and comfortable living space, making it ideal for those seeking a balanced lifestyle within close proximity to a range of local amenities.



The house is a well-maintained three bedroom semi detached property with garage, featuring spacious entrance hall, living room, dining room and a bright and airy kitchen/dining room. The property enjoys a private garden perfect for outdoor relaxation. Upstairs there are three spacious bedrooms and a main bathroom, The layout is designed for practical living, with ample storage with a garage to the side. No 48 is situated in a quiet neighbourhood, ensuring a tranquil environment while still being conveniently close to everything you need.



The location is one of its standout features just a short distance from local schools, making it an ideal choice for families with young children. Additionally, the nearby church provides a sense of community, while the local shops cater to everyday needs. For sports enthusiasts, both the Gaelic Grounds and Thomond Park are within easy reach, offering opportunities to enjoy live matches and sporting events. The Jetland Shopping Centre provides a variety of retail and dining options, and the Technological University of Shannon (TUS) is conveniently located for those working or studying in the area. With its combination of suburban serenity and easy access to the heart of Limerick, 48 Blackthorn Drive is a wonderful place to call home. Very regular public transport at your doorstep. Sensible price point. Inspection is highly recommended



#### Rooms:

**Entrance Hall** Bright and spacious with carpet flooring  
3.43m (11'3") x 1.88m (6'2")

**Living Room** Large front facing window, feature brick fireplace with open fire, double doors to dining room  
4.34m (14'3") x 3.25m (10'8")

**Dining Room** Large rear facing window, feature fireplace with open fire, door to kitchen, carpet flooring  
3.76m (12'4") x 3.23m (10'7")







**Kitchen** Laminated floor, rear facing window eye and floor level fitted units step down to dining area

2.46m (8'1") x 3.84m (12'7")

**Dining Area** Laminated floor, back door, rear facing window, door to garage. 2.36m (7'9") x 2.67m (8'9")

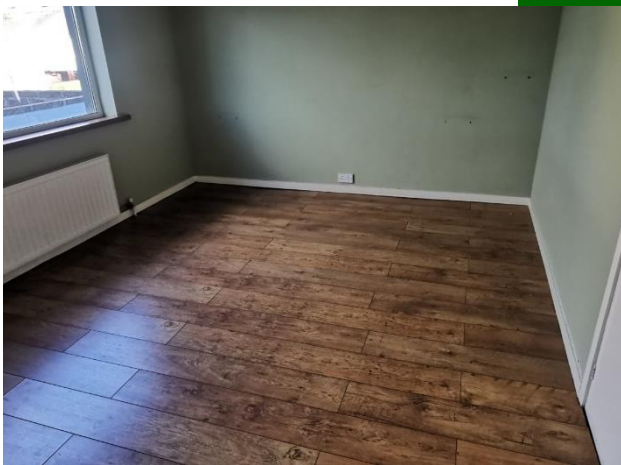
**Main Bathroom** W.c., w.h.b., bath, window, lino floor, tiled around sink and bath. 1.65m (5'5") x 2.29m (7'6")



**Bedroom 1** Rear facing window, timber floor, fitted wardrobes. 3.96m (13'0") x 3.2m (10'6")

**Bedroom 2** Carpet flooring, front facing window, fitted wardrobes 3.35m (11'0") x 3.4m (11'2")

**Bedroom 3** Carpet flooring, front facing window  
2.44m (8'0") x 2.84m (9'4")



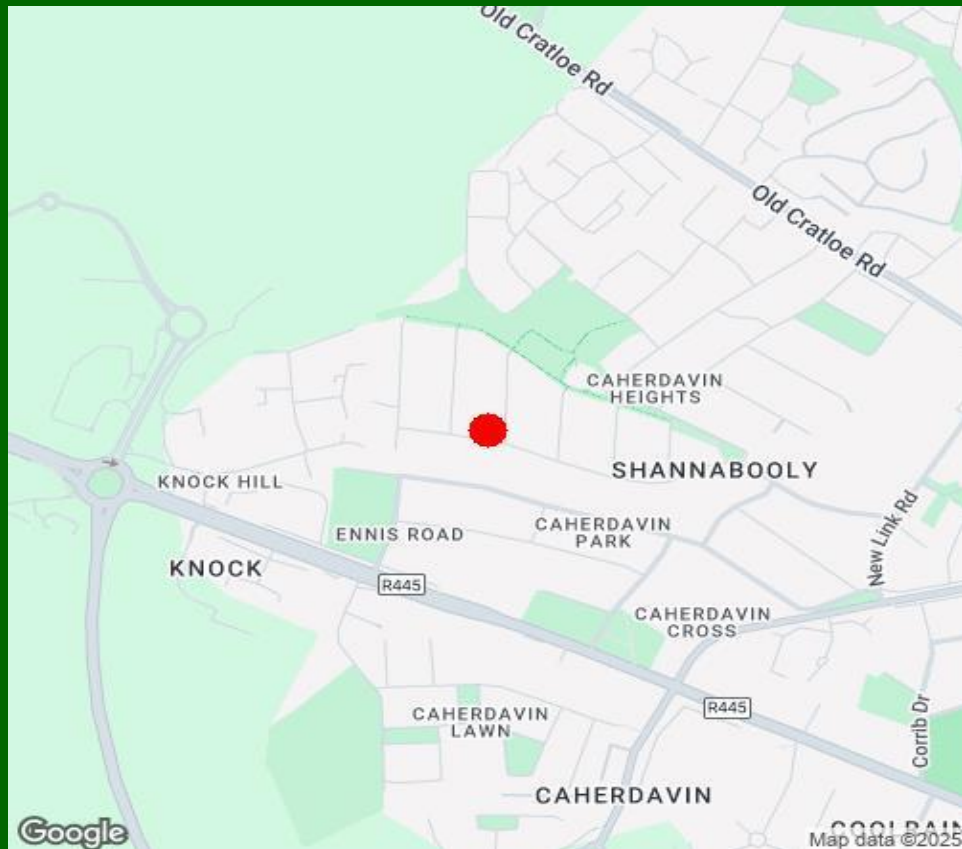
**Garage** Step down from dining room, up and over garage door, concrete floor, power points

5.23m (17'2") x 2.44m (8'0")

## Features:

- Very bright and spacious home with garage
- Oil fired central heating
- Double glazed UPVC windows
- Established and hugely popular neighbourhood
- Off street parking to the front and enclosed rear garden
- Garage
- Public transport at your doorstep
- Just 10 minutes drive to the city centre
- Renowned local schools, shops, chic coffee shops, restaurants, gyms and hotels
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### Property Directions:

Eircode V94WCP4 to your mobile device to direct you to this property.  
GVM sign erected.

### Agent Information:

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#### Disclaimer

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