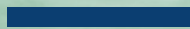
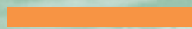


# THE Grange

RAHEEN | LIMERICK

An Exclusive Development of **A RATED** Prestigious Homes  
in a highly sought after location within  
5 kilometres of Limerick city centre.





**‘The Grange’** is an exclusive and unique development of A rated prestigious and luxurious homes situated in this much sought after southside suburb. The Grange is located just 5 minutes walk from Raheen Business Park, St Nessans Primary School, The Southcourt Hotel/ Shopping Complex and all main amenities. This scheme will comprise of 3 and 4 bedroom semi-detached properties which will offer a choice for those who wish to purchase their first property or for an expanding family to trade up to a larger home.

Raheen is located on the R510, off the M20 Limerick to Cork motorway just 5 kilometres from the city centre. This area is a rapidly growing suburb with a population of over 10,500 people.

The popularity of the area can partly be attributed to its wide range of multinational companies established in Raheen Business Park. Companies such as, Regeneron Pharmaceutical, Analog Devices, Dell, Banta and Stryker Corp are based in this high-profile business hub. Such ample employment opportunities have made Raheen a very vibrant and popular residential area.

Raheen is located in close proximity to The University Hospital, The Crescent Shopping Centre (Limerick’s largest shopping centre) and also the Omniplex Cinema Complex. The general locality is well serviced with primary and secondary schools. The recent opening of the

state of the art Mungret Park and Playground has become a focal point for local residents.

Sport plays a major part in this Limerick suburb, with well-established clubs such as Mungret GAA, Garyowen RFC, Regional United and several health and leisure facilities all adding to the popularity of the area. Limerick Golf Club is just 10 minutes’ drive.

Limerick is the capital of Ireland’s Mid-West region with an urban and hinterland population of over 200,000 and is noted for its shopping, its dining and entertainment, its historical significance, as well as its contributions to the arts. The city has grown its sporting and cultural image in recent years and generally the local business activists are doing their utmost to promote the city as a thriving business hub. The immediate city population is approximately 80,000.



## SPECIFICATIONS

- Double glazed uPVC windows
- Fully fitted Kitchen with quartz worktop
- Fully furnished bathrooms with tiling and high quality sanitary ware
- Gas heating with Zoned heating controls
- Full internal painting
- Cobblelock driveway to front
- Levelled, seeded and fenced rear gardens with patio area
- Wardrobes in 2 /3 bedrooms



THE  
Grange

THE  
Grange  
RAHEEN | LIMERICK



# Homes of Exceptional Quality



CONTACT **Tom Crosse** on  
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**GVM Auctioneers**