

Accommodation Upstairs			
Accommodation	Size		Description
	M.	Ft.	
Landing			Hot press with dual immersion.
Bedroom 1	3.55m x 4.2m 11'6" x 13'8"		Timber flooring. Bay window. T. V. point. Fitted wardrobes.
Ensuite	2.45m x 1m 8' x 3'3"		Fully tiled shower cubicle. W.C.. Wash hand basin. Extractor fan. Tiled floor.
Bedroom 2	3.6m x 2.9m 11'8" x 9'5"		Timber flooring. Fitted wardrobes.
Bedroom 3	2.35m x 2.35m 7'7" x 7'7"		Timber flooring.
Bathroom	2.2m x 1.7m 7'2" x 5'5"		Bath with Mira Elite electric shower. W.C.. Wash hand basin. Part-tiled walls. Fully tiled floor.

Outside

Walled and hedged front garden which is part lawned.
 Tarmacadamed driveway. Gated sided entranceway.
 Fully walled rear garden mainly laid to lawn. Large patio area.
 Raised border beds with a variety of plants and shrubs. Gravelled area leading to Barna shed.
 Outside tap and light.



“The Home of High Standards”

Viewing strictly by appointment

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**51 Rosnaree,
 Church Hill Meadows, Raheen,
 Limerick.**

Price Guide:

Region €240,000

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 PSRA Licence No.: 002371

We are delighted to offer for sale this spacious and superbly presented 3/4 bedroom semi detached family home located in this ever popular area, close to a host of amenities, to include the Crescent Shopping Centre, Limerick City and County Council offices, University Hospital, Raheen Industrial Estate, schools, shops and public transport etc.

Positioned in a quiet cul de sac, the bright and spacious accommodation comprises of entrance hallway, living room, kitchen / dining room, guest W.C. / utility room, family room / bedroom 4, 3 further bedrooms (main ensuite) and bathroom.

Outside the property is further complimented by an extra large private rear garden, gated side entranceway and a front garden with off-street parking.

A viewing of this property is highly recommended.

Special Features

- * Semi detached
- * Double glazed windows
- * GFCH
- * Cul de sac
- * Excellent condition throughout
- * Extra large private rear garden
- * Utility room
- * Ensuite
- * Extensive use of new timber flooring
- * Hand painted kitchen



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway	4.25m x 2.1m 13'9" x 6'9"	Hardwood entrance door. Covings. Timber flooring. Understairs storage area.
Living Room	4.95m x 3.85m 16'2" x 12'6"	Feature cast iron fireplace with ornate timber surround and marble hearth. Centrepiece and covings. Bay window. Timber flooring. T.V. point. Double glass panelled doors to...
Kitchen / Dining Room	5.75m x 3.35m 18'8" x 11'	Modern fitted hand-painted kitchen with an array of eye and floor level units. 1.5 bowl sink unit with mixer tap. Breakfast counter. Culina electric oven with 4 plate gas hob and Bosch extractor fan. Newly installed timber worktop space. Kitchen - tiled floor. Dining area - timber floor. Covings. Double glazed sliding patio door to rear garden.
Guest W.C. / Utility Room	3.35m x 2.6m 11' x 8'5"	Guest W.C. with toilet and wash hand basin. Tiled floor. Utility area is plumbed for washing machine. Vented for dryer. Fully tiled floor. Shelving. Gas boiler. Door to rear garden.
Family Room / Bedroom 4	4.85m x 2.6m 15'9" x 8'5"	Timber flooring. Large bay window.