



**FOR SALE BY PRIVATE TREATY**

**AIDANVILLE,  
NO. 20 DROMORE RISE,  
RAHEEN,  
LIMERICK V94YE0K**

**GUIDE PRICE: €525,000**

**BER E2**





## DESCRIPTION

Property Partners de Courcy O Dwyer are delighted to announce the sale of this substantial family home in one of Raheen's finest and mature estates which is located within close proximity to University Hospital Limerick, Raheen Industrial Estate, the Crescent Shopping Centre, many excellent schools and just a short distance from Limerick city centre and all its amenities.

The well laid out and spacious accommodation comprises of entrance porch, entrance hallway, living room, family room, kitchen/dining room, sunroom, utility room, four bedrooms, two ensuite and bathroom. The property extends to circa 172 Sq. M. (1,852 Sq. Ft.) and an additional attic space of 24 Sq. M. (258 Sq. Ft.).

The property offers the discerning purchaser an opportunity to acquire a fantastic family home with great potential to extend subject to any necessary planning permission.

Outside the property is further complimented by a spectacular private south west facing walled rear garden, well stocked with mature plants, hedges, shrubs and trees. There is a large workshop circa 17.5 Sq. M. (188 Sq. Ft.) along with a further garden shed. To the front there is a walled mature front garden again with an abundance of plants, shrubs and hedging.

A viewing of this property is highly recommended.





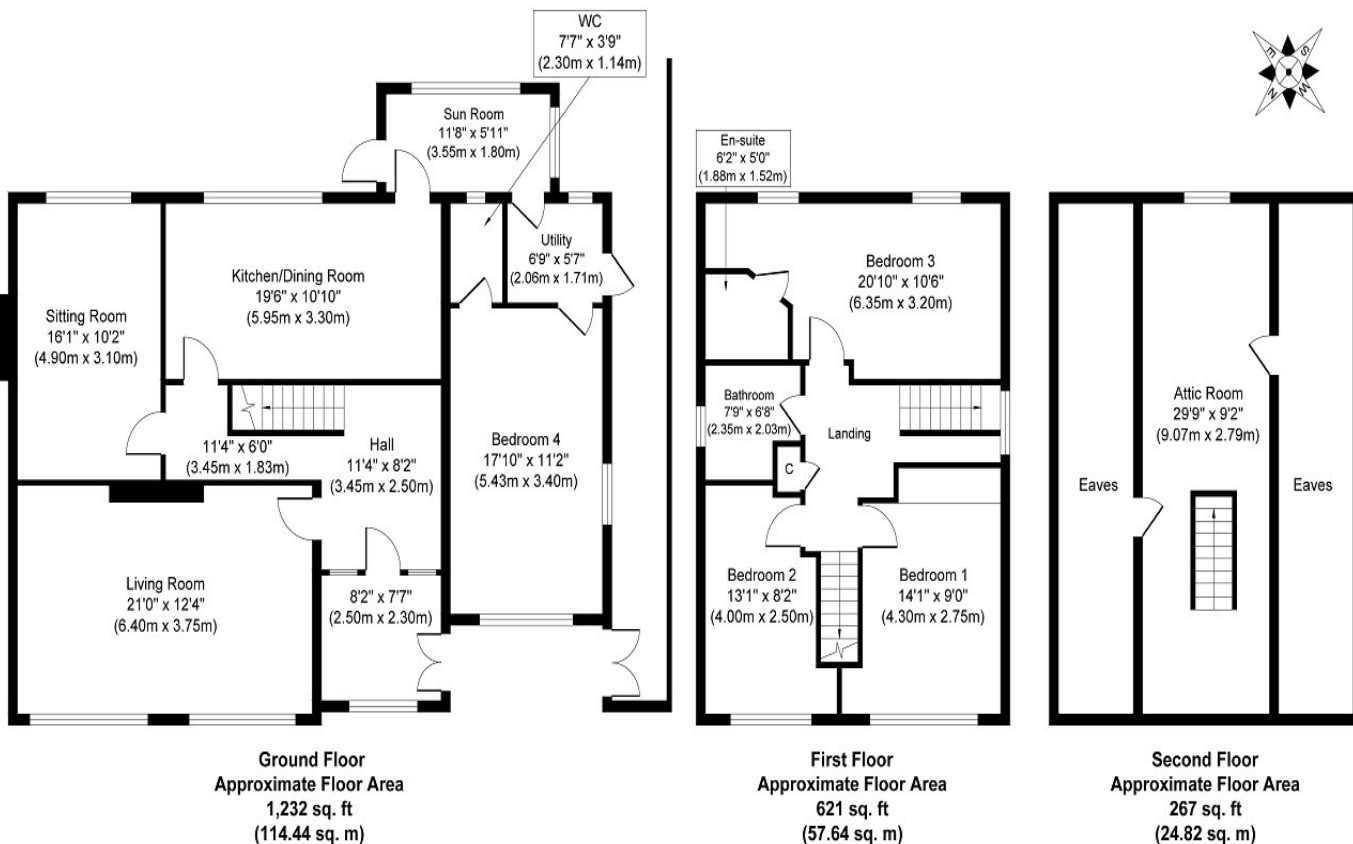
## SPECIAL FEATURES

Detached  
 Oil fired central heating  
 Alarm  
 Double glazed windows  
 South west facing private and mature rear garden  
 Mature residential location  
 Circa 172 Sq. M. (1,852 Sq. Ft.)  
 Adjacent to UHL, Raheen Business Park, Crescent S.C. and the city centre  
 Superb potential to extend subject to PP

## ACCOMMODATION

- **Entrance Porch** Hardwood double doors with glass inset. Tiled floor. Recessed lighting. Hardwood entrance door.
- **Entrance Hallway** Alarm point. Telephone point. Coving. Under stairs storage.
- **Living Room** Feature marble fireplace. Fitted shelving. Centre piece and coving.
- **Family Room** Feature mahogany fireplace with carved panelling, marble inset and hearth. Fitted shelving. Beamed ceiling. TV point. Recessed lights.
- **Kitchen / Dining Room** Fitted kitchen with array of eye and floor level units. Single drainer one and a half bowl stainless steel sink unit with mixer tap. Plumbed for dishwasher. Tiled floor. Coving.
- **Sun Room** Tiled floor. Part panelled walls.
- **Utility Room** Plumbed for washing machine. Door to side garden.
- **Bedroom 4**
- **Ensuite** W.C. Wash hand basin. Shower tray.
- **Upstairs** Landing - Hot press with dual immersion. Access to attic room which is floored and has a side window.
- **Bedroom 1** Coving. Recessed lighting. Fitted wardrobes.
- **Ensuite Shower Room** Shower cubicle with Triton T80 electric shower. W.C. Wash hand basin. Fully tiled walls and floor.
- **Bedroom 2** Range of fitted wardrobes. Coving. Recessed light.
- **Bedroom 3** Range of fitted presses. Vanity unit with wash hand basin.
- **Bathroom** Bath. W.C. Wash hand basin in vanity unit. Tiled walls.
- **Outside** Fully walled private south west facing mature rear garden. Garden is meticulous maintained and has a variety of mature plants, shrubs, trees and raised flower beds. Garden shed and workshop. Walled mature front garden again meticulously maintained with a variety of plants, shrubs, hedging and flower beds.





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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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## PRICE

€525.000.

## DIRECTIONS

Google Map: V94YE0K

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Geoffrey de Courcy

## Contact Agent

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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.