

Upstairs Cont.			
Accommodation	Size		Description
	M.	Ft.	
Bedroom 3	2.6m x 2.63m 8'5" x 8'6"		
Bathroom	2.46m x 1.85m 8'1" x 6'1"		Bath with Triton T80Z electric shower. Glass shower door. W.C.. Wash hand basin in vanity unit. Fully tiled walls and floor. Extractor fan.

Outside	
<p>Front garden with mature bordered areas planted with a variety of plants and shrubs, with an attractive stone finish. Tarmacadamed driveway. Gated side entranceway. Outside to the rear there is a fully enclosed rear garden that is maintenance free with a large extended patio area and a pebble-stoned garden with border areas containing a variety of plants, shrubs and trees. Outside light.</p>	

“The Home of High Standards”

PRSA Licence 002371

Viewing strictly by appointment

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**168 The Grange,
Raheen,
Limerick.**

Price
Region €245,000

Barrack House, O'Connell Avenue, Limerick.
Tel 061 410410 Fax 061 444443 Email decourcyodwyer@propertypartners.ie

We are delighted to introduce for sale this stunning property which is presented in showhouse condition and located in this ever-popular estate, close to a host of amenities including University Hospital Limerick, The Crescent Shopping Centre, Raheen Industrial Estate and only a short drive from the City centre.

The property which is presented in meticulous condition both internally and externally, comprises of entrance hallway, guest w.c., living room, kitchen / dining room, 3 bedrooms, main ensuite and bathroom.

Outside the property is further enhanced with maintenance free front and rear gardens and an extra-large side entranceway. A viewing of this property is highly recommended.

Special Features

- * Semi detached
- * Gas fire central heating
- * Double glazed windows
- * Alarm
- * Cul de sac
- * BER rating: C2
- * Stunning interior
- * Maintenance free gardens
- * Guest W.C. & Ensuite
- * Adjacent to a host of amenities including University Hospital Limerick, Raheen Industrial Estate, Crescent Shopping Centre and Limerick City Centre.



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway	4.65m x 2.05m 15'3" x 6'7"	Hardwood entrance door with double-glazed windows and leaded inset. Centrepiece and coving. Porcelain tiled floor. Radiator cover. Understairs storage area. Alarm point.
Guest w.c.	1.55m x 1.5m 5'1" x 4'9"	W. C.. Wash hand basin in vanity unit. Fully tiled walls and floor.
Living Room	5.25m x 4.2m 17'2" x 13'8"	Feature cast iron fireplace with ornate surround. Marble hearth and Olymberyl solid fuel stove. Centrepiece and coving. Timber flooring. Large bay window with inset box seat. T.V. point.
Modern fitted Kitchen / Dining Room	6.4m x 3.3m 21' x 10'8"	Fully fitted solid beech kitchen with ample array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Integrated Whirlpool dishwasher. Integrated Whirlpool Fridge/ Freezer. Bosch electric oven. 5-plate gas hob. Extractor fan. Coving. Fully tiled floor. Double-glazed sliding patio door to rear garden.
Upstairs		
Landing		Hot press with dual immersion. Centrepiece and coving. Access to attic via stira staircase.
Bedroom 1	4.2m x 4.67m 13'8" x 15'3"	Fitted mirrored slide-robes. Coving. T.V. point. Large bay window.
Ensuite	3.25m x 1.05m 10'7" x 3'4"	Shower cubicle with Triton electric shower. W.C.. Wash hand basin. Fully tiled walls and floor. Extractor fan.
Bedroom 2	4.25m x 3.05m 13'9" x 10'	Coving.