



14 Meadowvale Close, Raheen, Limerick  
V94 H9YV



**Guide Price €565,000**



This wonderful listing presents an attractive opportunity for those seeking a prestigious, spacious and very well located family home located in this leafy, established and hugely popular development comprising of all detached houses. No 14 is a beautifully appointed four bedroom detached residence offering generous living and bedroom space ideal for families seeking a home very much in "turnkey" condition. The layout is designed for comfortable living, featuring two reception rooms and a kitchen/dining on the ground floor.



Upstairs, there are four bedrooms, including a master with an en suite, together with a main bathroom. A feature of this magnificent property is its south facing aspect, perfect for enjoying afternoon sunlight in beautifully landscaped and mature gardens carefully nurtured over many years. The walled in back garden also incorporates a limestone raised patio area. Generous off street parking in the front driveway blended with manicured lawns and adorned with attractive flower beds. Garage and boiler house.



The surrounding area provides excellent amenities and services for discerning purchasers including The University Regional Hospital, The Crescent Shopping Centre and Raheen Business Park which is home to a number of Multi-National companies such as Regeneron, Analog and Eli-Lily. There are excellent local Primary and Secondary Schools, Gyms, Sports Clubs, Chic Coffee Shops and welcoming Gastro Pubs. Mungret Recreation Park is within very easy reach with the Motorway just 5 minutes drive providing connectivity to our national road network.



This distinguished property presents a tremendous opportunity to acquire a home that ticks all the boxes in terms of house quality, class and location. Inspection is very highly recommended.

#### **Rooms:**

**Lounge** Feature fireplace. Solid maple wood flooring  
4.08m (13'5") x 4.07m (13'4")

#### **Living/dining room**

This bright spacious room runs the full depth of the house with patio doors to the south facing sun drenched rear garden 8.03m (26'4") x 4m (13'1")

**Kitchen.** Fully fitted kitchen with integrated appliances. Marble work top. Generous ground floor & eye level presses. 7.04m (23'1") x 2.06m (6'9")

#### **Downstairs W.C & W.H.B**

**Bedroom 1** Double bedroom. Built in wardrobes,  
4m (13'1") x 3.07m (10'1")





**Bedroom 2** Master. Built in wardrobes.en suite.  
4m (13'1") x 3.07m (10'1")

**En suite** Fully fitted & Tiled. Electric shower.  
2.05m (6'9") x 1.01m (3'4")

**Bedroom 3** Double bedroom. Built in wardrobes.  
3.06m (10'0") x 2.08m (6'10")



**Bedroom 4** Built in wardrobes.  
3m (9'10") x 2.07m (6'9")

**Main bathroom** Fully fitted & tiled bathroom.  
2.05m (6'9") x 2m (6'7")

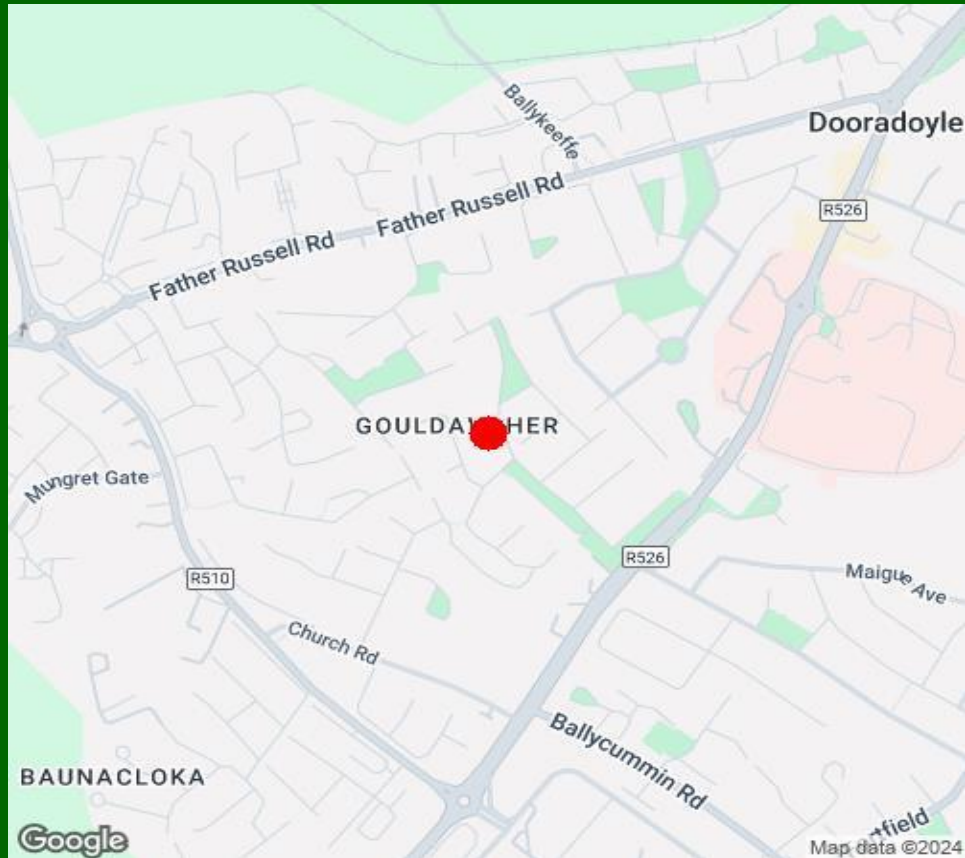
**Garage** 5.01m (16'5") x 2.06m (6'9")



### Features:

- Oil fired central heating
- Double glazed woodgrain UPVC windows
- Stunning south facing rear garden
- Superb decorative condition throughout
- Public transport at your door step
- Mature and established development of all quality detached houses
- Great local schools and sporting facilities
- "Turnkey condition"
- Must be seen to be appreciated





### Property Directions:

Enter Eircode V94 H9YV in your mobile device.

### Agent Information:

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#### Disclaimer

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