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**50 Meadowvale,
Raheen
Co. Limerick.**

We are delighted to offer for sale this fine family residence located in a mature and popular estate close to a host of amenities including the University Hospital Limerick, The Crescent Shopping Centre, and within only a short drive from the city centre and all its amenities.

The bright, airy and spacious accommodation comprises entrance hallway, guest WC, living room, family room, sitting room, kitchen / dining room, four double bedrooms and bathroom.

Outside the property is further complimented by a walled rear garden mainly laid to lawn and a front garden with off-street parking.

Price Guide:

Region €285,000

Barrack House, O'Connell Avenue, Limerick
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Accommodation

Accommodation	Size	Description
Entrance Hallway	4.4m x 2.3m 14'4" x 7'5"	Centre piece and coving. PVC entrance door. Understairs storage. Telephone point.
Guest W.C.	1.8m x 0.95m 5'9" x 3'1"	W.C. and wash hand basin. Fully tiled walls.
Living Room	5.25m x 3.8m 17'2" x 12'5"	Marble fire place. Centre piece and coving. T.V. point. Large bay window.
Family Room	3.8m x 3.85m 12'5" x 12'6"	Centre piece and coving. Double glazed sliding patio door to rear garden.
Kitchen / Dining Room	5.35m x 3.75m 17'5" x 12'3"	Modern fitted kitchen with ample array of eye and floor level units. Double drainer stainless steel sink unit with mixer tap. Tiled splashback area. Plumbed for washing machine. Plumbed for dishwasher. White aluminium door to rear garden.
Sitting Room	2.85m x 4.75m 9'3" x 15'6"	Marble fireplace with marble hearth. Solid timber flooring.

Upstairs

Landing		Hot press with dual immersion and access to attic via stairs staircase. Centre piece and coving.
Bathroom	2.5m x 2.1m 8'2" x 6'9"	Bath with Triton T90XR electric shower. W.C. and wash hand basin in vanity unit. Fully tiled walls and floor.
Bedroom 1	3.85m x 3.55m 12'6" x 11'6"	Range of fitted wardrobes and overhead presses.

Upstairs Cont.

Accommodation	Size	Description
Bedroom 2	3.8m x 2.75m 12'5" x 9'	
Bedroom 3	3.15m x 3.5m 10'3" x 11'5"	Range of fitted wardrobes and over-head presses.
Bedroom 4	3.2m x 2.75m 10'5" x 9'	

Special Features

- * Detached
- * GFCH
- * 4 bedrooms
- * Double glazed windows
- * Guest W.C.
- * Overlooking green area
- * 3 Reception rooms
- * C. 135 sq.m (1,450 sq. ft)
- * Adjacent University Hospital Limerick
- * Close to Raheen Industrial Estate & The Crescent Shopping Centre
- * Excellent primary & secondary schools in the area
- * Close to public transport
- * BER Rating - D1



Outside

Fully walled and gated front garden, mainly laid to lawn with tarmacademed driveway. Gated side entrance way. Fully walled rear garden, mainly laid to lawn with patio area.



Viewing strictly by appointment

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