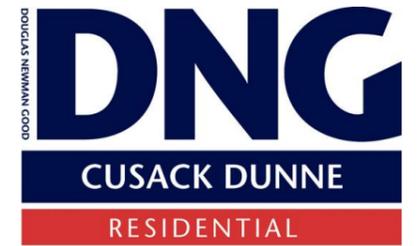
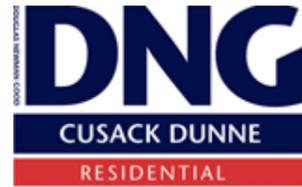


Features & Services



Outside: Parking. Back garden: Lawn. Boiler shed. Hedge lined. Side entrance.

Features & Services: Oil fired central heating. Insulation: pumped walls and Insulated attic. Pvc double glazed windows. Constructed in 1971. North East / South West aspect - Morning sun through the kitchen and back garden transitioning to afternoon/evening sun to the front rooms and garden. Mains gas connection is available from the street.

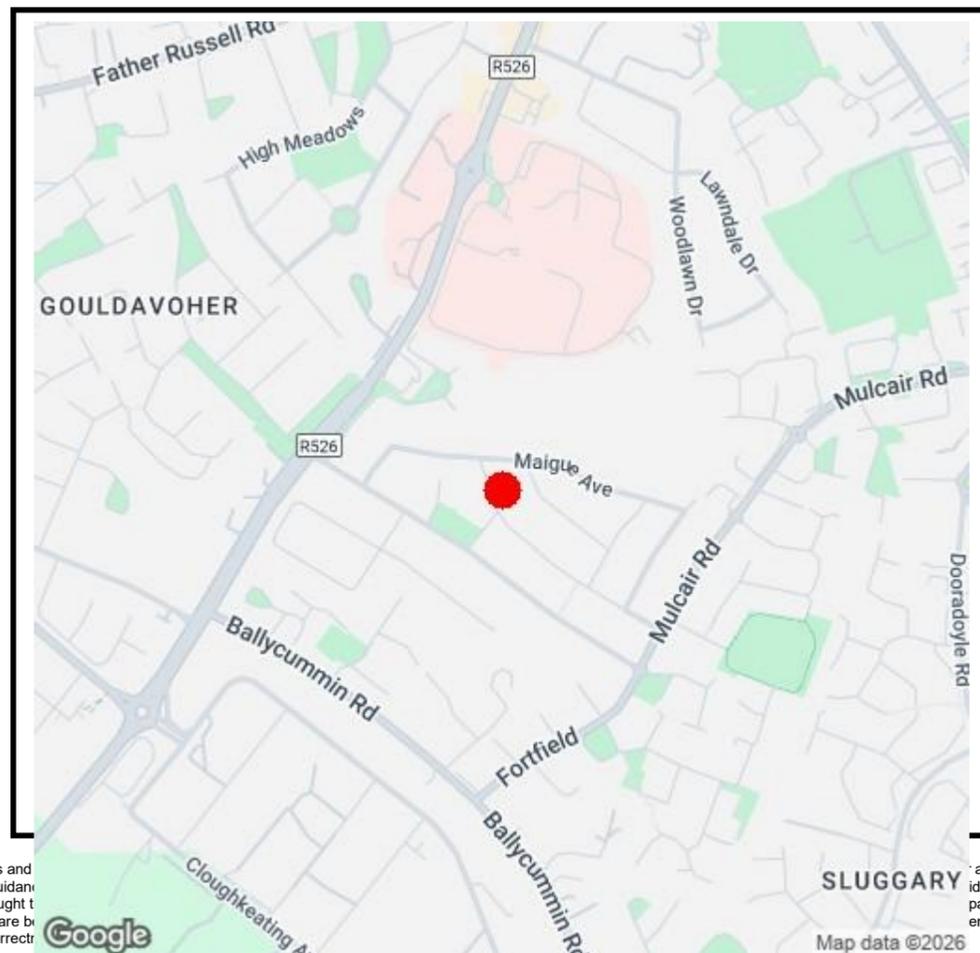
BER Rating: D2 **BER No.:** 102914835 **Energy Performance Indicator:** 264.47kWh/m2/yr

Floor Area: 131.83 sq. m (Approximately).

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €368,000

Negotiator: Gillian Dunne, Residential Director 061 209000



DNG Cusack Dunne for themselves and correct overall description for the guidance. Prospective purchasers / tenants ought to details are given in good faith, and are by inspection or otherwise as to the correct

and substantially idual items. pation and other emselves by Map data ©2026

For Sale by Private Treaty



25 Sullane Crescent, Raheen, Limerick, V94 X6TR.

A spacious and well-maintained four bedroom family home in the heart of Raheen, offering excellent living accommodation and a convenient location close to local amenities, schools, and transport links. This home is perfect for families seeking a spacious and comfortable property in a sought after Raheen location. Its bright rooms, practical layout and excellent storage make it ideal for modern family living. 25 Sullane Crescent is ideally positioned in the highly sought after and mature residential area of Raheen, a location renowned for its family friendly environment, convenience and excellent amenities.

BER D2

Accommodation

Ground Floor:

Porch: 1.13m (3'8") x 2.17m (7'1") Laminate flooring. Sliding door to front. Timber front door. Glass panels to side.

Living room: 7.22m (23'8") x 4.29m (14'1") Carpet flooring. Large windows to front and back. Open stone fireplace. Running the length of the house.

Entrance Hall: Carpet flooring. Understairs storage.

Kitchen: 5.22m (17'2") x 2.23m (7'4") Lino flooring. Built in units at ground floor. Plumbed for washing machine. Stainless steel sink. 2 x Large windows. Side door to garden. Access to garden.

Guest w.c.: Linoleum flooring. w.c., and wash hand basin. Window.

Garage: 2.61m (8'7") x 5.9m (19'4") Large window. Carpet flooring. Radiator.

First Floor:

Bedroom 1: 3.46m (11'4") x 3.19m (10'6") Double bedroom. Carpet flooring. Built in wardrobes. Large window.

Bedroom 2: 4.25m (13'11") x 3.07m (10'1") Double bedroom. Room positioned at the back of the house. Carpet flooring. Built in wardrobes.

Bedroom 3: 2.79m (9'2") x 3.52m (11'7") Double bedroom. Carpet flooring. Built in wardrobes. Door to balcony.

Bedroom 4: Single bedroom. Carpet flooring. Storage.

Bathroom: 2.22m (7'3") x 1.7m (5'7") Electric shower. Bath. Tiled bath area. w.c., and wash hand basin with storage unit.

Hot Press: Storage area.

