

Features & Services



Outside: Mature trees and hedging to front. Parking for two cars. Gravelled garden area. Tarmacadam driveway. Back- Gravelled area. Patio. Mature trees and hedging. Fully private. Outside lighting. Tap. Gated side entrance.

Features & Services: Alarm. pvc double glazed windows. Gas fired central heating. Constructed in 1989.

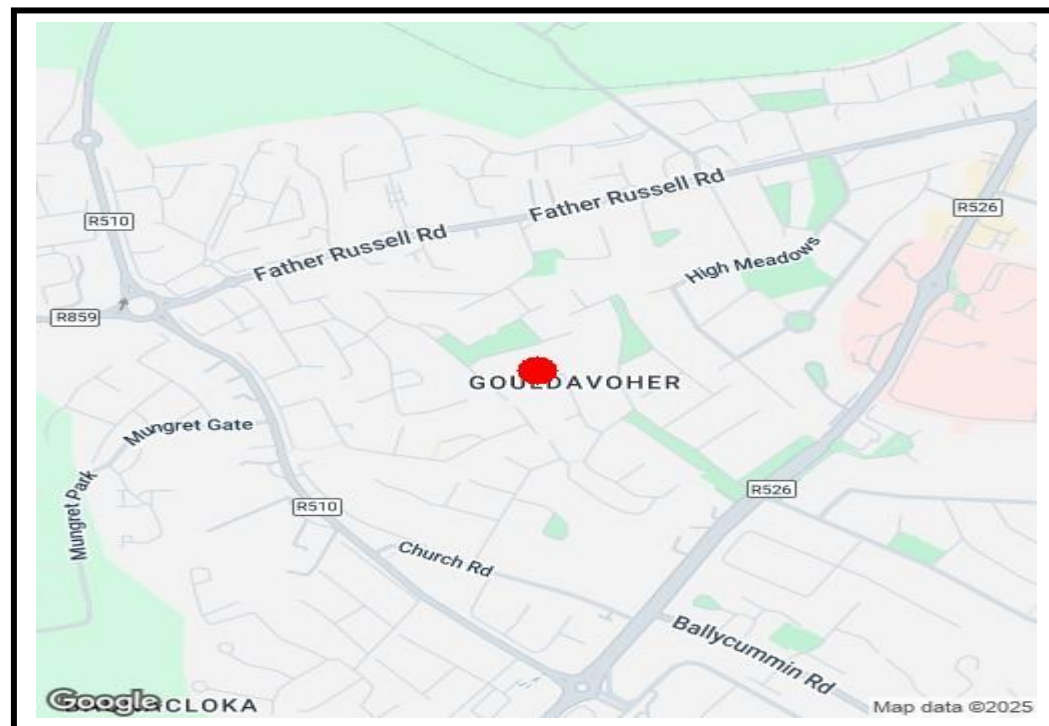
BER Rating: D2 **BER No.:** 101684439 **Energy Performance Indicator:** 282.83kWh/m2/yr

Floor Area: 136 sq.m (Approximately).

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €525,000

Negotiator: Gillian Dunne, Residential Director 061 209000



For Sale by Private Treaty



3 Meadow Lawn, Raheen, Limerick, V94 WD1W.

Attractive four bedroom detached property set in a quiet cul de sac in the mature sought after Meadow Lawn estate. This property is within walking distance of all that Raheen and Dooradoyle have to offer including UHL, Raheen Business Park, The Crescent shopping Centre and highly regarded primary & secondary schools. A wonderful family home which is in excellent decorative condition and boasts generous room sizes throughout. A private site with mature foliage to the front and fully private to the back with a sunny orientation. The property has interconnecting reception rooms which lead to a sun room at the rear. There is also the benefit of an integral garage which offers purchasers future opportunity to convert. The house is beautifully presented and includes two contemporary bathrooms, recently upgraded.

BER D2

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Accommodation



Ground Floor:

Entrance Hall: 2.22m (7'3") x 5.28m (17'4") Timber door with glass panels to side. Solid timber flooring. Carpet stairs. Dado rail. Ceiling coving. Understairs storage.

Living Room: 5.29m (17'4") x 3.94m (12'11") Large bay window. Marble fireplace (solid fuel). Solid timber flooring. Ceiling coving. Wall lighting. Open plan to dining room.

Dining Room: 4.27m (14'0") x 3.27m (10'9") Solid timber flooring. Access to kitchen and to conservatory. Ceiling coving.

Kitchen: 4.27m (14'0") x 3.71m (12'2") Tiled flooring. Fully fitted kitchen, wall and floor cream timber units. Window overlooking garden. Double oven and hob. Stainless steel sink. Tiled splashback. Access to utility room.

Conservatory: 3.04m (10'0") x 2.57m (8'5") Tiled flooring. Sliding door to garden. Spacious room. Window seating.

Utility: 2.07m (6'9") x 3.13m (10'3") Large utility area. Linoleum flooring. Plumbed for washing machine. Storage units. Stainless steel sink. Window. Door to side of the property.

Guest w.c.: 0.99m (3'3") x 2.07m (6'9") Fitted with w.c. and wash hand basin. Linoleum flooring. Window.

Garage: 5.2m (17'1") x 2.74m (9'0") Timber doors to front. Ample storage space. Door to utility.

First Floor:

Landing: Large area. Carpet flooring. Window. Coving. Hotpress.

Bedroom 1: 3.54m (11'7") x 3.32m (10'11") Double bedroom. Carpet flooring. Wall to wall built in wardrobes with vanity and drawers. Two windows. Wall lighting. Ensuite.

Ensuite: 2.31m (7'7") x 1.26m (4'2") Remodelled ensuite. Beautiful wall and floor tiling. Large shower unit with recessed shelf. Fitted with pump shower. Basin with storage. Mirrored unit. Heated towel rail. Window.

Bedroom 2: 2.79m (9'2") x 4.27m (14'0") Double bedroom. Carpet flooring. Built in wardrobe. Window.

Bedroom 3: 3.69m (12'1") x 2.74m (9'0") Double bedroom. Carpet flooring. Four built in wardrobes. Two windows.

Bedroom 4: 2.74m (9'0") x 2.48m (8'2") Small double bedroom. Carpet flooring. Built in wardrobe. Window.

Bathroom: 2.3m (7'7") x 1.74m (5'9") Modernised bathroom. Fully tiled. Fitted with shower, w.c. and wash hand basin with storage unit. Mirror and wall unit. Heated towel rail. Recessed lighting. Window.

