GVM AUCTIONEERS

28 Pine Grove, Raheen, Limerick





Guide Price €350,000

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GVM Auctioneers are delighted to introduce to the market this outstanding three-bedroom semi-detached residence in the highly sought-after Pine Grove development. Bright, spacious and exceptionally well maintained, No. 28 offers comfortable family accommodation in a location close to Raheen Business Park, the Crescent Shopping Centre, University Hospital Limerick, schools, the recreation park and the many amenities that the hugely popular southside suburb of Raheen and Dooradoyle area has to offer.The Motorway network is also easily accessible.



The property benefits from excellent off-street parking and mature gardens to the front and rear. Its south facing rear garden enjoys abundant afternoon and evening sunshine and includes a very pleasant patio area. A second reception room to the side provides welcome flexibility for family living/home office. This exceptional home will appeal to families, first-time buyers, right sizers and investors alike.



Accommodation

Entrance hall — 1.8 m × 3.8 m

A bright and inviting entrance hall accessed through a recently installed composite front door. Features tiled flooring and useful under-stairs storage.

Sitting room — 3.4 m × 3.8m A pleasant front facing reception room overlooking the garden, with semi solid timber flooring, a fireplace incorporating a solid fuel stove and double doors opening into the kitchen/dining room.

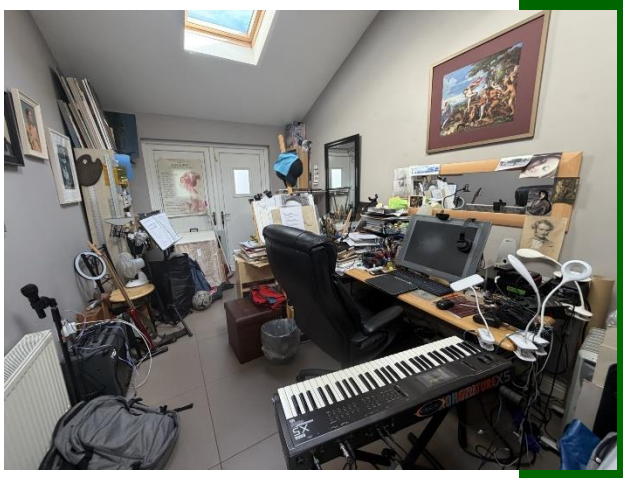


Kitchen/dining room: 5.3m X 4.0m

A bright and welcoming space fitted with generous floor and eye-level Shrewsbury cream cabinetry, integrated appliances, and attractive floor and wall tiling.

Utility 2.8m X 2.0m Tiled with built in presses. Door to rear garden WC & WHB off with tiling.









Second reception room : 4.6m x 2.7m situated to the side of the house, this additional room offers flexible space for family use/home office.

First floor

Landing:

Carpeted with a hot press and Stira access to the attic.

Bedroom 1 — 3.3 m × 3.1 m

A double bedroom overlooking the rear garden, with laminate flooring and built in wardrobes.

Bedroom 2 — 3.3 m × 3.6 m

A bright and pleasant bedroom overlooking the front garden with laminate flooring and wardrobes.

Bedroom 3 — 2.5 m × 2.3 m A single bedroom with laminate flooring and built in wardrobes.

Main bathroom — 2.1 m × 1.8 m

Beautifully fitted, with floor and wall tiling and modern sanitary ware.

Features:

Southwest facing and sun drenched rear garden with patio area.

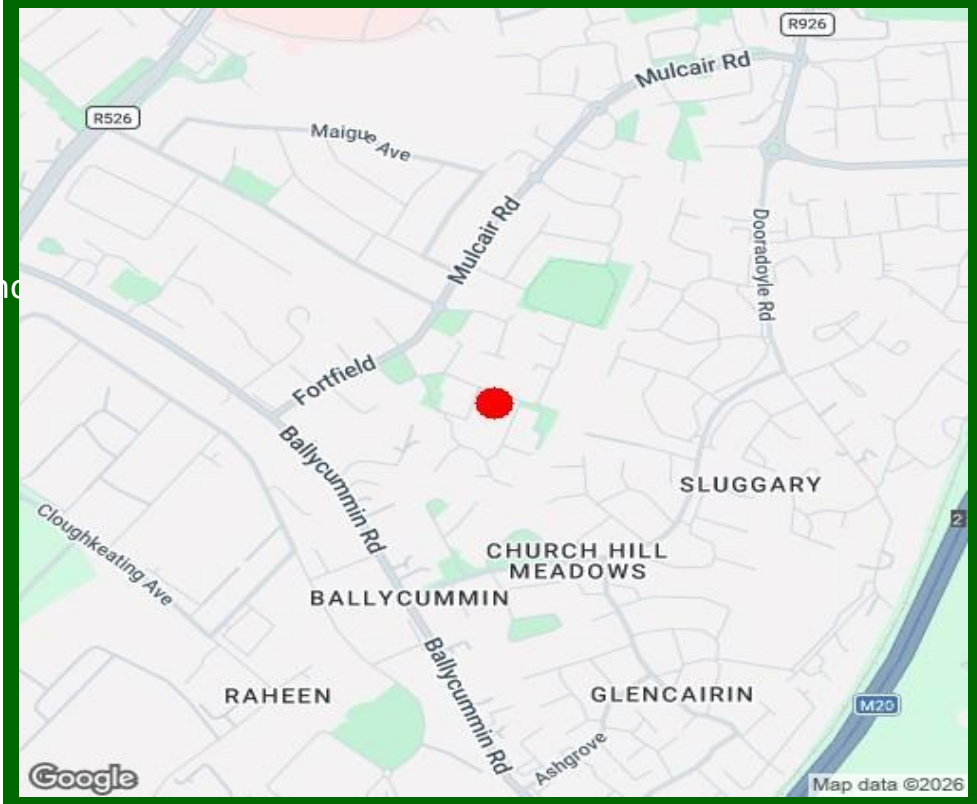
Mature gardens to the front and rear.

Excellent off-street parking.

Additional reception room ideal for families or as a home office .

Oil-fired central heating.

Double-glazed uPVC windows



Agent Information:

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Disclaimer

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PSRA Number: 002030