



6 Rathlinn, Castleconnell, Co. Limerick



6 RATHLINN

CASTLECONNELL, CO. LIMERICK



Guide Price €900,000



GVM announce to the market a stunningly impressive home located in one of Limerick most sought after and established developments. Set in the peaceful and picturesque surroundings of Castleconnell, this hugely impressive detached residence is approached by a stylish cobblestone driveway framed by mature trees and manicured borders. This elegant three storey home features classic architecture with modern finishes, including a stylish façade with contrasting trim, large bay windows, and a welcoming front entrance.





A side gravelled area with outdoor seating offers the perfect spot to enjoy this peaceful and tranquil setting, while the detached garage to the side provides excellent storage or hobby space. There is generous off street parking and a car port. The rear garden has a sun drenched west facing aspect with the meandering river Shannon providing a beautiful backdrop. Truly a stunning and charming setting. This home offers an ideal blend of countryside serenity and everyday convenience perfect for families or those seeking a retreat with character and charm. The picturesque village is just a few minutes walk away with good shopping, welcoming pubs, a coffee shop, church, a renowned primary school, a rail link together with charming riverside walkways and play grounds. Easy access to the Motorway and just 15 minutes drive from the University of Limerick and Plassey Technological Park.

Upon entering this fantastic property one is met with a bright and spacious entrance hallway with a beautifully tiled floor, electric dimplex fire and a feature Louise Kennedy designed chandelier. The feature of this home is the rear extension which incorporates an open plan kitchen/dining/living area. This bright and warm extension has been completed to the highest standard with feature coving, solid fuel burning stove and magnificent built in display cabinets. The kitchen features a substantial island with breakfast bar, a 7 burner gas hob and a separate pantry. There is access to the carport off the kitchen with boot room and storage area. The main reception and bedroom accommodation is bright, spacious and well proportioned making this a truly unique opportunity to acquire your forever home in the perfect location. All rooms in this fabulous home are well designed, maximising living space with ample storage also. The bedrooms are well proportioned (two en-suite). All bedrooms feature modern built in wardrobes. The main bathroom is fitted with the highest quality sanitary wear and tiling. This is truly a fantastic opportunity for those in search of a trophy home in an exclusive development that oozes location location location. Inspection is highly recommended and is strictly by prior appointment.



Rooms:

Entrance Hallway Tiled flooring. Electric Dimplex fire. Louise Kennedy designed chandelier. 4.07m (13'4") x 5.03m (16'6")

Office Solid wood flooring. Solid fuel burning stove. 4.01m (13'2") x 3.01m (9'11")

Study/Downstairs bedroom Solid wood flooring.

En-suite (3.7 x 2.2) 4.01m (13'2") x 4.06m (13'4")

Utility room Tiled flooring. Plumbing for washing machine and dryer. Door to side garden. 2.07m (6'9") x 2.02m (6'8")

Downstairs WC Granite counter top. Built in vanity units.

Lounge Built in storage cabinets. Solid wood burning stove. Double doors leading on to patio. 2.05m (6'9") x 4.02m (13'2")

Kitchen/Living/Dining area Solid wood flooring. Feature coving. Built in display units. Separate Pantry. Boot room. 12.06m (39'7") x 5.01m (16'5")

Master bedroom Carpet flooring. Gas fireplace. Double doors onto balcony.

Walk in wardrobe (3.3 x 3.3) En-suite (2.6 x 2.9) - Fully tiled and hidden cistern. 5.08m (16'8") x 5.03m (16'6")

Bedroom 2 Double room. Carpet flooring. Built in wardrobes. 4.01m (13'2") x 2.04m (6'8")

Bedroom 3 Double 4.04m (13'3") x 3.04m (10'0")

Main bathroom Fully tiled. Hidden cistern. 3.04m (10'0") x 2.02m (6'8")

Bedroom 4 Double room. Carpet flooring. Built in wardrobes.

En-suite (2.8 x 1.8)

Features:

- Leafy and exclusive enclave of all luxury detached homes
- Three minutes walk to hotel, gym and leisure complex
- Renowned riverside walkways and playground
- A home that oozes sheer class coupled with a very attractive location
- Contemporary and inviting colour schemes throughout
- Double glazed UPVC windows
- Gas fired central heating system
- 10 minutes walk to village centre
- Mains water and sewerage
- Must be seen to be appreciated



Property Directions:

Enter Eircode V94 R92H in your mobile device.

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Disclaimer

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