



Rinbane, Drombanna, Co. Limerick.



Price €365,000



A truly outstanding 4 bedroom executive style bungalow residence standing on a fantastic and prominently located Circa 1 st acre site and located just 10 minutes drive from Limerick City with easy access to The Motorway, The University, and an array of superb local amenities.



Rinbane is positioned very close to Drombanna Cross on the road linking to Ballysimon and just off the R512 road linking Limerick to Bruff and Kilmallock.

The location is ideal for those in search of tranquil and peaceful country living, yet enjoying all the advantages of being within a few minutes drive of city amenities. There are also three top class Golf Courses (Castletroy/Ballyneety & Ballyclough) within a very short distance.

This home is nestling on a substantial, elevated and mature site and has bright, spacious and well proportioned living and bedroom accommodation. Outside are mature lawns and gardens together with storage sheds and Kennels. Inspection of this wonderful home is very highly recommended.

Rooms:

Entrance porch to hallway | 5m (16'5") x 2.02m (6'8")

Hotpress off

Sitting room | 4.09m (13'5") x 3.05m (10'0")

Bright room to the front of the house with feature fireplace

Study | 3m (9'10") x 1.03m (3'5")

Kitchen/Living | 6.06m (19'11") x 4.07m (13'4")

This is a very spacious and comfortable room. Fireplace with stove. Generous floor and eye level kitchen units. Pantry. Tiled floor.

Utility

Tiled floor, sink unit and presses, door to side garden.

Conservatory | 5.03m (16'6") x 3.06m (10'0")

South facing with tiled floor and doors to rear garden



Bedroom 1 | 4.02m (13'2") x 3.02m (9'11")

Double with built in wardrobes

Bedroom 2 | 3.02m (9'11") x 2.08m (6'10")

Double with built in wardrobes

Bedroom 3 | 3m (9'10") x 3m (9'10")

Double with built in wardrobes



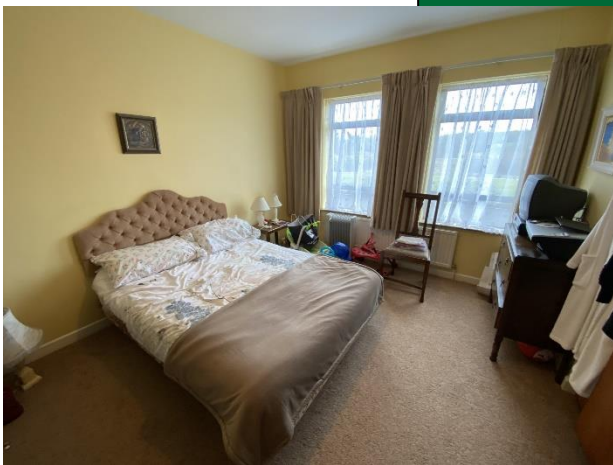
Bedroom 4 | 3.07m (10'1") x 3m (9'10")

Master with built in wardrobes, laminate flooring and fully fitted and tiled en suite off

Bathroom | 2.04m (6'8") x 1.08m (3'7")

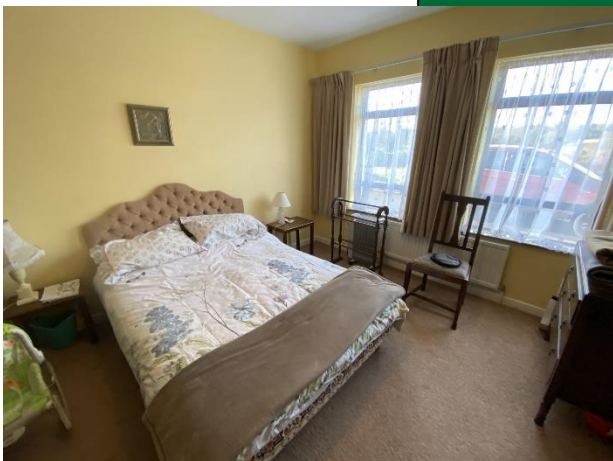
With shower, wc & whb, tiled and with electric shower

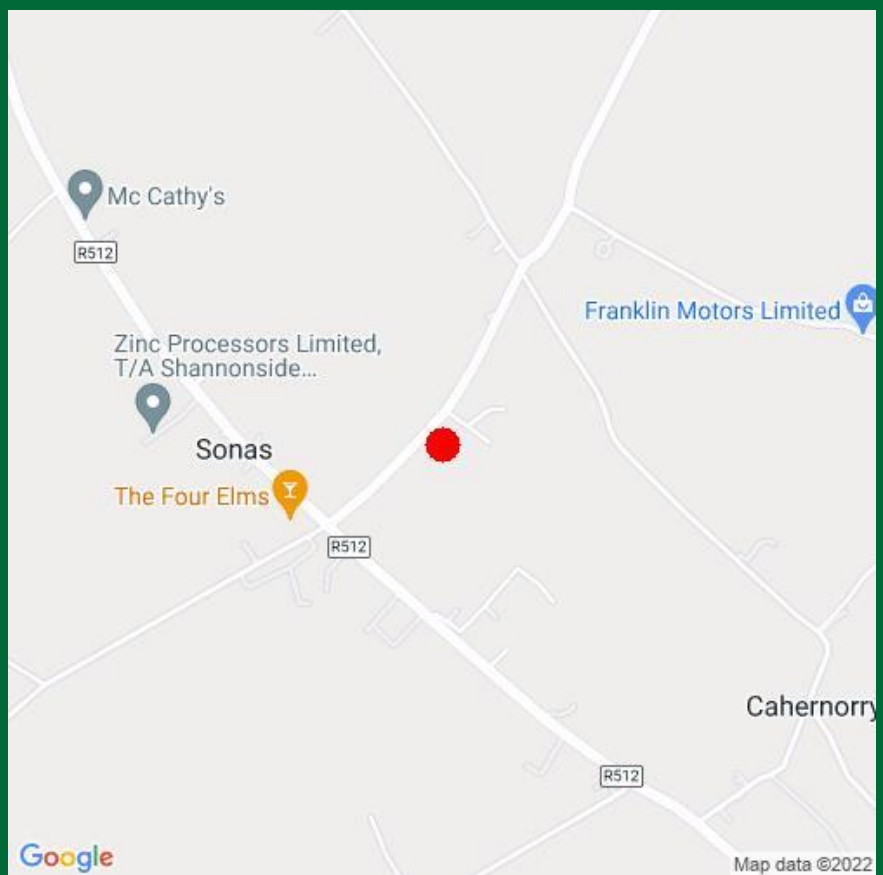
Stores and dog kennels to the rear



Features:

- ✓ Outstanding and elevated Circa 1 st acre site south facing to the rear
- ✓ Good external storage sheds
- ✓ Just 10 minutes drive from Limerick City
- ✓ Oil fired central heating system
- ✓ Tarmac driveway with good circulation and parking area
- ✓ Very easy access to The Motorway & University of Limerick
- ✓ Very affluent locality
- ✓ Three Golf Clubs within 10 minutes drive
- ✓ Bright spacious home
- ✓ Rinbane is all about *location location location!*





Directions:

Enter Eircode V94EDP1 to your mobile device to bring you straight to the door of this property.

Agent Information

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