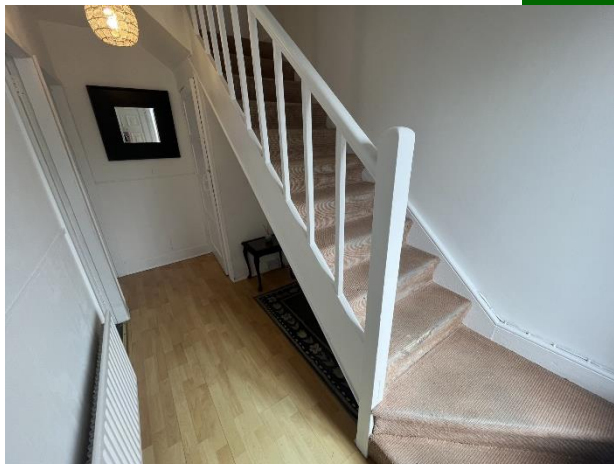




9 Rathbane Rd, Rathbane, Limerick



Guide Price €210,000



Nestled on a desirable corner site in the vibrant suburb of Rathbane, No. 9 is a charming end of terrace home offering an excellent opportunity for first-time buyers, families, or investors alike. Priced at €210,000, this well-proportioned property combines comfortable living with the potential for future expansion, making it a truly appealing prospect.



Upon arrival, you will immediately appreciate the corner plot setting, which not only provides a sense of space and privacy but also offers the exciting possibility of extending the property, subject to planning permission. The exterior is well maintained, with a neat front garden and side access, ideal for those who enjoy gardening or require additional outdoor space.



Step inside to discover a welcoming reception room that benefits from an abundance of natural light, creating a warm and inviting atmosphere. The reception room boasts a large front facing window and open fireplace. The kitchen area is located to the rear of the property which, while functional, offers scope for modernisation and personalisation to create a contemporary culinary space. The utility room is off the kitchen and has ample storage as well as being plumbed for washing machine. The property comprises three well-sized bedrooms, each offering ample storage and comfortable accommodation. These rooms are bright and airy, providing a restful retreat at the end of the day. The bathroom has been recently renovated and features wc, whb, and walk in shower area with electric shower. Additional benefits include gas central heating and double glazing throughout. The corner site also means there is potential to create off-street parking or extend the living space, subject to the necessary permissions, making this home a sound investment for the future. Rathbane itself is a thriving community on the outskirts of Limerick city, offering a blend of urban convenience and suburban tranquillity. Residents enjoy easy access to a range of amenities including local shops, schools, and healthcare facilities, all within walking distance. The area is well served by public transport links, providing straightforward routes into the city centre and beyond.

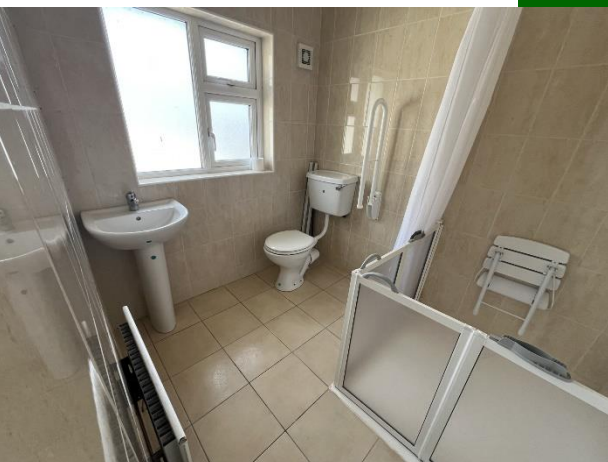


Rooms:

Entrance Hall

Laminated timber flooring, carpeted stairs, understairs storage 1.75m (5'9") x 3.78m (12'5")

Living Room Laminated timber flooring, open fire with feature fireplace, large front facing window, coving
4.19m (13'9") x 2.74m (9'0")





Kitchen Vinyl flooring fully fitted units, rear facing window, hotpress. 3.18m (10'5") x 4.17m (13'8")

Utility Room Fully fitted units, gas boiler located here, back door to rear garden
1.75m (5'9") x 2.36m (7'9")

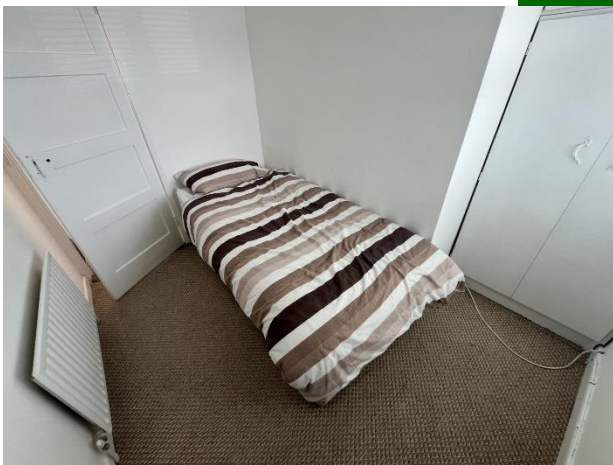
Bedroom 1 Carpeted flooring, fitted wardrobes, rear facing window 2.29m (7'6") x 4.37m (14'4")



Bedroom 2 Carpeted flooring, front facing window
3.2m (10'6") x 3.23m (10'7")

Bedroom 3 Carpeted flooring, fitted wardrobes, front facing window. 1.75m (5'9") x 2.77m (9'1")

Main Bathroom Fully renovated, wc, whb, walk in shower with electric shower
1.85m (6'1") x 2.26m (7'5")



Features:

- Charming three Bedroom end of terrace property
- Gas fired central heating
- Double glazed windows throughout
- Ber rating F
- Located on a large corner site with extension potential
- Very central location
- Sensible price point
- Public transport at your doorstep

