



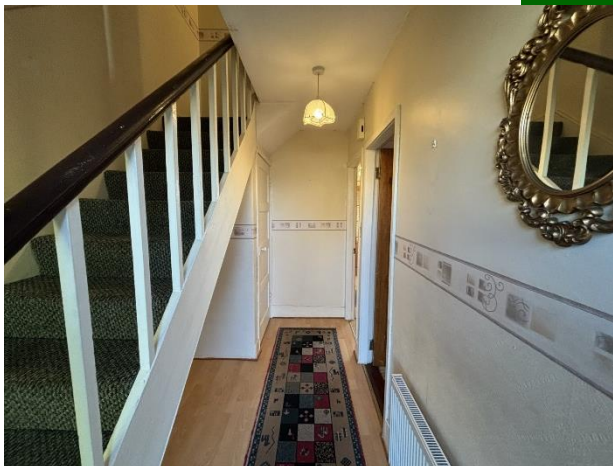
12 Rathbane Road, Rathbane, Limerick City



Guide Price €165,000



GVM Auctioneers are delighted to present to the market, 12 Rathbane Road, the ideal house for families and first-time buyers! A short distance from Limerick City Centre, this charming three-bedroom mid terrace home is tucked away in a well-established private neighbourhood.





Rathbane Road is conveniently located, providing quick access to a wide range of local amenities, such as Roxboro Shopping centre, Aldi, Our Lady Queen of Peace National school, sporting grounds, creche, restaurants, a Church, local bus routes and less than 2km from Limerick City. Also, access to the motorway network is only a 3 minutes` drive.



The property is in need of some modernisation throughout but has great potential. The property benefits from having gated off street parking on driveway, & a large private enclosed rear garden with side gate entrance.

This property presents an excellent opportunity as an affordable option for owner occupiers and likewise as an investment option. Inspection is highly recommended. Contact John O`Connell at GVM Auctioneers for further information and viewing times.



Rooms:

Entrance Hallway

Laminated flooring. Storage under stairs.

Living Room

Carpet floor.

3.77m (12'4") x 2.68m (8'10")

Sitting Room

Laminated flooring. Open fire place.

3.84m (12'7") x 3.1m (10'2")

Kitchen

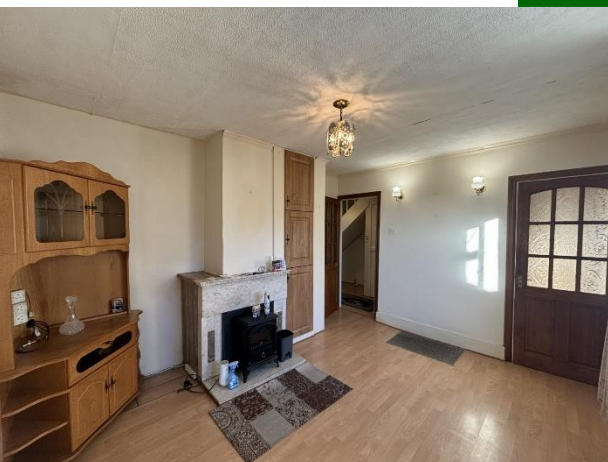
Tiled floor.

5m (16'5") x 1.88m (6'2")

Bedroom 1

Single bedroom. Carpet flooring. Built in Wardrobes.

Bedroom 2





Double bedroom. Carpet flooring. Built in wardrobes.
3.42m (11'3") x 2.74m (9'0")

Bedroom 3

Double bedroom. Carpet flooring.
4.38m (14'4") x 2.37m (7'9")

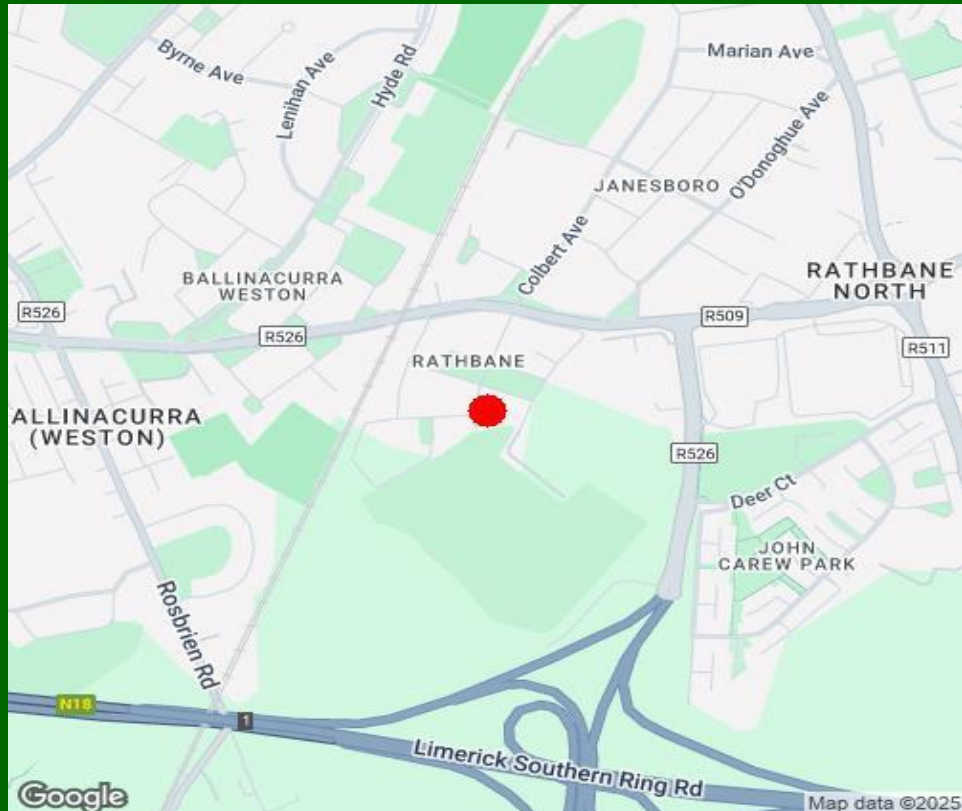
Shower room

Fully fitted. Electric shower.
2.31m (7'7") x 1.76m (5'9")

Features:

- Oil fired central heating
- Mains water & mains sewage
- Off street parking
- Adjacent to Old Christians GAA Club
- Public transport at your doorstep
- Walking distance to Limerick City Centre
- Side gated access
- Double glazed PVC and Aluminium windows





Property Directions:

Enter eircode V94 DTA4 to your mobile device to direct you straight to this property. GVM sign thereon.

Agent Information:

Contact :- John O Connell Mobile :- 087-64-6470746

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Disclaimer

These particulars do not form any contract and are for guidance purposes only. Computer generated images, maps and plans are not drawn to scale and measurements are approximate and for guidance only. Intending purchasers must satisfy themselves as to the accuracy of detail given to them verbally or as part of this brochure. Such information is given in good faith and believed to be correct. However neither the vendor nor their agents shall be held liable for any inaccuracies therein.

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PSRA Number: 002030