Features & Services

Outside: Front Garden: Low-maintenance, fully paved with pedestrian and vehicular access. Side Garden: Large lawn. Back Garden: Fully enclosed and paved, featuring a lean-to with overhead roof, garden shed, and secure access to the garage.
Garage: (3.22m × 4.64m) with roller shutter door, accessible from both rear and front.

Features & Services: Excellent two-storey accommodation with bright, flexible living spaces. Gas-fired central heating and PVC double-glazed windows throughout.
End-of-terrace location with low-maintenance paved front and pedestrian/vehicular access. Private rear garden, fully enclosed and paved, with shed and lean-to structure with overhead roof. Large side lawn, ideal for family or outdoor activities. Constructed in 1950.

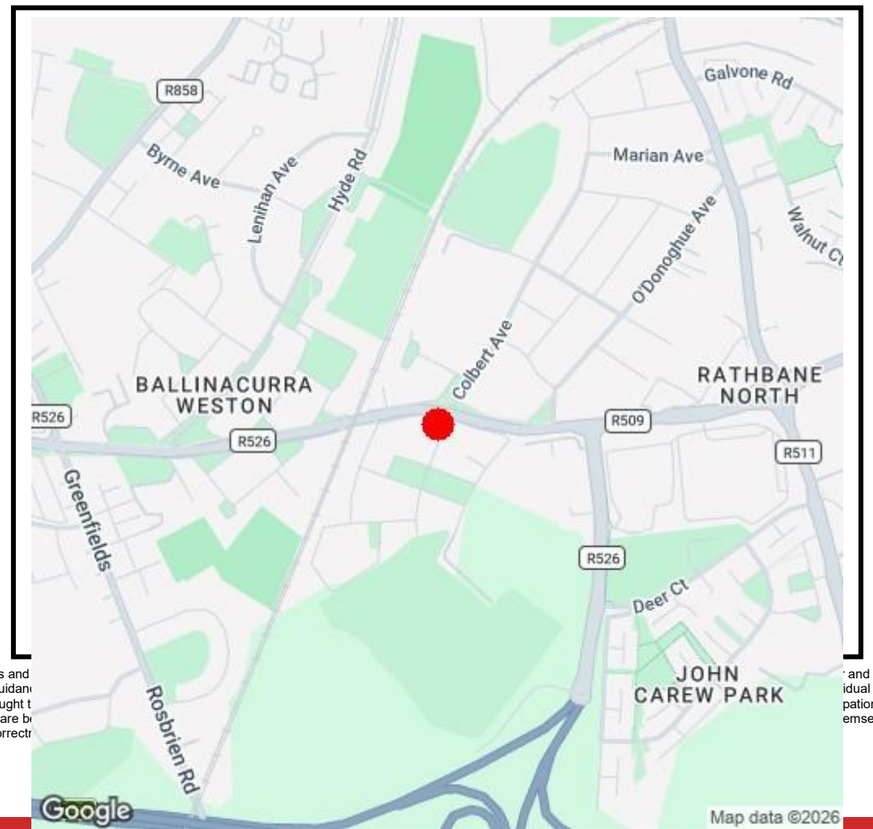
BER Rating: D2 **BER No.:** 119129252 **Energy Performance Indicator:** 0kWh/m2/yr

Floor Area: 93 sq. m (Approximately)

Viewing: By appointment with DNG Cusack Dunne

Asking Price: €198,000

Negotiator: Gillian Dunne, Residential Director 061 209000



DNG Cusack Dunne for themselves and
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For Sale by Private Treaty



26 Rathbane Road, Rathbane, Limerick, V94 YRH2.

A well presented two storey end terrace home with garage fronting the development and offering substantial accommodation in good condition throughout.
This family home combines spacious living areas with private outdoor space, featuring a fully enclosed rear garden, large side lawn, and an attached garage with front and rear access.

BER D2

9 Lower Mallow Street, Limerick.
T: 061 209000 F: 061 209200
E: cusackdunne@dng.ie dng.ie







Accommodation

Ground Floor:

Entrance Hall: Carpet stairs, PVC entrance door, tiled flooring, radiator cover.

Living Room: Well proportioned reception with square bay window, laminate timber flooring, ceiling coving, decorative ceiling rose and upgraded glass panel doors.

Family/Dining Area: Full width of the house, laminate flooring, rear window, French doors into kitchen extension, solid fuel stove, and built-in TV/storage units.

Kitchen: Single-Storey Extension: Fully fitted with cream timber wall and floor units, tiled flooring and splashback, Velux window, plumbing for washing machine and oven, electric hob, door to back garden.

First Floor:

Bedroom 1: 3.17m (10'5") x 2.8m (9'2") Good-sized double with polished timber flooring, wall-to-wall built-in wardrobes, drawers, and vanity unit.

Bedroom 2: 2.28m (7'6") x 4.17m (13'8") Double room with timber flooring, built-in wardrobes with additional drawers and mirrored unit.

Bedroom 3: 2.28m (7'6") x 1.75m (5'9") Single bedroom with timber flooring.

Bathroom: 2.28m (7'6") x 1.84m (6'0") Fully tiled with bath and electric shower, WC, wash basin with fitted mirror overhead.





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