



Rathbranagh House, Rathbranagh, Patrickswell, Co. Limerick



Guide Price
€495,000



Announcing to the market a prestigious and hugely attractive 4 bedroom two storey detached residence standing on a beautifully appointed south facing and elevated site enjoying spectacular elevated views off the magnificent surrounding countryside. This wonderful home is accessed via wrought automated gates to a sweeping driveway surrounded by lush and beautifully maintained and manicured gardens complimented with mature and colourful shrubbery, mature trees and apple trees to the rear. The overall site size is Circa 1.5 st acres.





On entering this home there is a welcoming hallway, spacious lounge, a formal dining room, kitchen overlooking the rear garden, study, downstairs bathroom, while upstairs there are four bedrooms together with a bathroom and separate wc. Overall both the bedroom and living accommodation flows very well and is bright, airy, spacious and well proportioned.

The location is superb enjoying all the benefits of country living yet just 15 minutes drive from Limerick city with great connectivity to the national road network via the nearby Motorway. Croom is just 3.5 km away with a recently constructed state of the art secondary school. Patrickswell 6 km while the picturesque village of Adare is just 9 km. The general locality is very well endowed with great golf courses, recreation parks, sporting facilities, schools, restaurants, chic coffee shops and gyms.

Inspection of this magnificent home is very highly recommended.

Rooms:

Porch / Hallway

Parquet flooring

4.01m (13'2") x 3.05m (10'0")

Wc and Whb

Triton shower

Lounge

Fireplace. Bay window

5.01m (16'5") x 4m (13'1")

Formal Dining Room

Parquet flooring. Feature fireplace. Dual aspect

5.04m (16'6") x 4.01m (13'2")

Kitchen

Fully fitted kitchen. Aga Cooker. Built in presses

5.04m (16'6") x 4m (13'1")

Study



Feature fireplace

2.09m (6'10") x 2.07m (6'9")

Bedroom 1

Double room with in wardrobes

3.06m (10'0") x 2.07m (6'9")

Bedroom 2 Master

Master bedroom with built in wardrobes. Feature fireplace. Dual aspect. Bow window

5.01m (16'5") x 4m (13'1")

Bedroom 3 Double bedroom with built in wardrobes. Dual aspect. 5.02m (16'6") x 4m (13'1")

Bedroom 4 Double room with built in wardrobes. Dual aspect. 4.08m (13'5") x 4m (13'1")



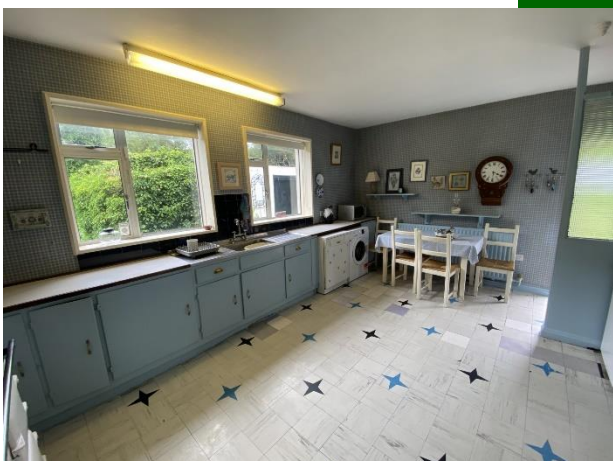
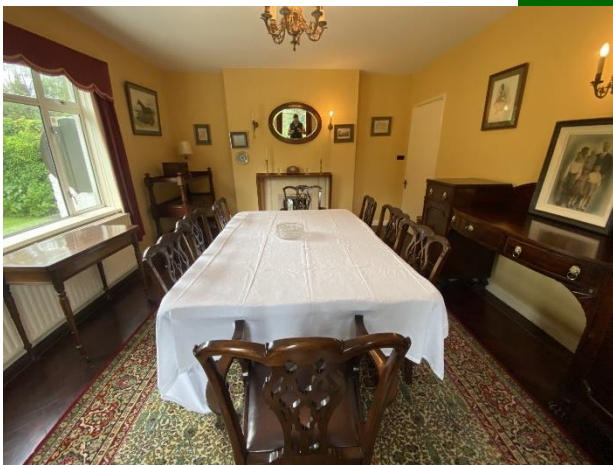
Bathroom 2.05m (6'9") x 1.07m (3'6")

Separate WC

Garage and Store

Features:

- Magnificent elevated site with lush lawns
- Automated wrought iron entrance gates
- Oil fired central heating
- Aga cooker
- Garage & store to the side
- Extensive parking and set down area
- A home with great potential to develop and extend
- Mains water and septic tank
- Just five minutes drive to the M20





Property Directions:

Enter Eircode V94 H6HF to your mobile device. GVM sign erected thereon.

Agent Information:

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Disclaimer

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