

## Outside

Walled and gated front garden with driveway which will take 2 cars.  
Outside to the rear there is an enclosed rear yard.



**17 Rossa Avenue,  
Off Mulgrave Street,  
Limerick.**

**Viewing strictly by appointment**

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**Price**

**Region €115,000**

Barrack House, O' Connell Avenue, Limerick.  
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A wonderful opportunity arises to acquire this city centre property at an affordable price. The property is located just off Mulgrave Street within a short stroll of the city centre with all its amenities.

This fine starter home comprises of entrance hallway, living room, kitchen / dining room, 2 bedrooms and bathroom. Inside the property has been extended and upgraded to a very high standard.

Outside walled and gated front garden with driveway which will take 2 cars. To the rear there is an enclosed rear yard.

A viewing of this property is highly recommended.

#### Special Features

- \* Gas fired central heating
- \* Double glazed windows
- \* Kitchen extension
- \* Excellent decorative condition
- \* Off street parking
- \* BER: D1



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway	2.3m x 1.33m 7'5" x 4'4"	White PVC entrance door. Hardwood flooring.
Living Room	5.1m x 4.85m 16'7" x 15'9"	Open fireplace. Solid oak flooring. Range of fitted presses and shelving. Double doors leading to ....
Kitchen / Dining	6.65m x 2.8m 21'8" x 9'2"	Modern fitted shaker style calvados kitchen with ample array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Belling 5 plate gas hob. Extractor hood. Creda Double oven. Plumbed for washing machine. Plumbed for dishwasher. Hardwood oak flooring in dining area. Tiled floor in kitchen area. White PVC glass pannelled door to rear. Kitchen has a volted ceiling with velux window.
Office	1.7m x 2m 5'6" x 6'6"	Fitted shelving.
Upstairs:		
Bathroom	2.57m x 1.9m 8'4" x 6'2"	Modern fitted bathroom suite. Bath with T90si electric shower. w.c. and wash hand basin. Vanity unit. Recess lighting. Tiled floor and tiled bath surround.
Bedroom 1	2.8m x 3.35m 9'1" x 10'10"	Range of fitted wardrobes. Timber flooring.
Bedroom 2	3.6m x 2.85m 11'8" x 9'3"	Range of fitted wardrobes. Timber flooring.