

## First Floor

Landing		Hotpress with dual immersion.
Bedroom 1	5.2 m x 3.4 m 17'1" x 11'2"	TV point.
Ensuite	2.0 m x 1.8 m 6'6" x 5'9"	Fully tiled large shower cubicle with Triton T90xr electric shower. WC Wash hand basin. Fully tiled floor. Extractor fan.
Bedroom 2	3.4 m x 3.9 m 11'2" x 12'8"	
Bathroom	1.92 m x 1.98 m 6'3" x 6'5"	Bath with shower attachment. WC Wash hand basin. Fully tiled bath surround & floor.

## Second Floor

Bedroom 3	3.2 m x 2.75 m 10'5" x 9 m	Pine floor. Velux window.
Bedroom 4	2.7 m x 4.9 m 8'9" x 16'1"	Pine floor. Telephone point.

## Outside

Front garden with cobblelock driveway. Fully walled rear garden with extensive patio area.



Viewing strictly by appointment

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**37 Cairnsfort,  
Golf Links Road,  
Castletroy, Limerick.**

**Price**

**Region €259,950**

Barrack House, O' Connell Avenue, Limerick.  
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We are delighted to introduce to the market this wonderful family residence which is presented in walk in/turnkey condition and is located in a modern and well kept estate on the Golf Links Road and is located within close proximity to all necessary amenities to include primary and secondary schools, National Technological Park and Castletroy Golf Club.

The well laid out and spacious accommodation comprises of entrance hallway, guest WC, living room, kitchen/dining room, family room, four bedrooms (main ensuite) and bathroom.

The property is further complimented by a fully walled rear garden with extensive patio area.

#### Special Features

- \* Semi detached
- \* Double glazed windows
- \* Alarm
- \* Gas fired central heating
- \* Three storeys
- \* Four bedrooms
- \* Family room extension
- \* Excellent decorative condition
- \* Modern & well kept estate
- \* Ensuite
- \* Cobblelock driveway
- \* Ample green areas outside



Accommodation			
Accommodation	Size		Description
	M.	Ft.	
Entrance Hallway	5.8 m x 2.2 m 19' x 7'2"		Hardwood entrance door. Tiled floor. Alarm point. Understairs storage area.
Guest W.C.	1.5 m x 1.3 m 4'9" x 4'3"		WC Wash hand basin. Extractor fan.
Living Room	5.2 m x 3.5 m 17'1" x 11'5"		Feature open fireplace with marble hearth. Hardwood flooring. TV point. 9ft ceiling height. Extra length front windows. Dimmer switches.
Kitchen/Dining Room	2.5 m x 2.7 m (kitchen) 8'2" x 8'9" 3.9 m x 3.0 m (dining room) 12'8" x 9'8"		Modern fitted kitchen with vast array of eye & floor level units. Four cutlery drawers. Display cabinet. Single drainer 1 1/2 bowl sink unit with mixer tap. Tiled splashback area. Whirlpool electric oven & four plate ceramic hob. Extractor fan. Integrated fridge freezer. Integrated dishwasher. Washing machine. Fully tiled floor. Opening to...
Family Room	3.5 m x 2.8 m 11'5" x 9'2"		Fully tiled floor. Recessed lighting. Double glazed PVC doors to rear garden.

