

## 1st Floor

Accommodation	Size		Description
	M.	Ft.	
Bedroom 1	5.3m x 3.6m 17'4" x 11'8"		
Bedroom 2	3.85m x 3.4m 12'6" x 11'2"		
Bedroom 3	4.15m x 3.35m 13'6" x 11'		
Bedroom 4	3.4m x 3.3m 11'2" x 10'8"		

## 2nd Floor

Room 1	3.5m x 5m 11'5" x 16'4"		
Room 2	3.5m x 5m 11'5" x 16'4"		
Room 3	1.75m x 2.85m 5'7" x 9'4"		

## Outside

Front garden measuring approx. 30 meters. Rear garden which is fully walled measuring approx. 15 meters. Number of garden sheds and a 2 storey stone building to the rear with potential for a mews, townhouse or office which measures C. 1,200 sq.ft. over 2 floors.

**Viewing strictly by appointment**

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**5 Victoria Terrace,  
South Circular Road,  
Limerick.**

**Price**

Region €200,000

Barrack House, O'Connell Avenue, Limerick.  
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A rare opportunity arises to acquire this substantial double fronted period residence which is located in one of Limericks best residential areas the South Circular Road while being just a short stroll from the City Centre and its many amenities.

The property offering C. 2,200 sq. ft. of accommodation which is in need of a full refurbishment and also has the advantage of a double fronted 2 storey garage to the rear of the property which subject to any necessary planning permissions would make for an ideal mews town-house, offices or gym.

Accommodation comprises of entrance porch, entrance hallway, 3 reception rooms, kitchen, utility room, 4 double bedrooms on the 1st floor and two further bedrooms on the 2nd floor.

The property would be ideally suited for a builders refurb or a discerning purchaser looking for a substantial private residence in a great location.

#### Special Features

- \* Double fronted property
- \* Mid terrace
- \* 3 receptions
- \* 6 bedrooms
- \* Large front garden
- \* Large Mews site to rear
- \* 3 floors
- \* Adjacent to city centre
- \* Prime residential location
- \* Nearby - Laurel Hill Secondary School & The Redemptorist Church
- \* **BER Rating: G**



Downstairs			
Accommodation	Size		Description
	M.	Ft.	
Entrance Porch	2.33m x 2.55m 7'6" x 8'4"		Hardwood entrance door.
Entrance Hallway	7.9m x 1.8m 25'9" x 5'9"		Coving. Picture rail. Dado rail.
Living Room	5.5m x 3.35m 18'04" x 11'		Feature fireplace. Coving. Picture rail.
Sitting Room	3.45m x 4m 11'3" x 13'12"		Coving. Picture rail.
Family Room	3.5m x 3.75m 11'5" x 12'3"		Feature fireplace. Picture rail.
Dining Room	3.3m x 2.3m 10'8" x 7'5"		
Utility Room	2.35m x 3.9m 7'7" x 12'8"		
Kitchen	3.7m x 3.35m 12'1" x 11'		
Annex	3.7m x 2.5m 12'1" x 8'2"		Door to rear garden.
1st Floor Return			
Bathroom	3.75m x 3.4m 12'3" x 11'2"		