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18 Carrigeen,  
Annacotty,  
Co. Limerick.

**A**n ideal opportunity arises for this spacious, mid terrace starter home in this increasingly popular development of Carrigeen which is located adjacent to the Newtown Shopping Centre, Castletroy College Secondary School and only a short distance from University of Limerick and the National Technological Park.

**T**he bright, spacious and airy accommodation comprises of entrance hallway, guest w.c., living room, kitchen/dining room, utility room, 3 bedrooms (main ensuite) and bathroom.

**O**utside the property is further enhanced by a cobble lock front driveway with parking for 2 cars, and a south facing enclosed rear garden with a pedestrian access laneway.

**Price**

Region €159,950

Barrack House, O'Connell Avenue, Limerick.

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## Accommodation

Accommodation	Size	Description
Entrance Hallway	4.72 m x 1.87 m 15'5" x 6'1"	Timber flooring. Ornate radiator cover.
Guest W.C.	1.7 m x 0.8 m 5'6" x 2'6"	W.C. Wash hand basin. Tiled floor.
Living Room	4.56 m x 3.47 m 14'9" x 11'4"	Timber flooring. Feature marble fireplace with marble hearth & timber surround. TV point. Dimmer switch.
Kitchen/Dining Room	5.5 m x 3.2 m 18" x 10'5"	Modern fitted shaker style kitchen with ample array of eye & floor level units, four drawers. Single drainer stainless steel sink unit with mixer tap & extensive tiled splashback area. Plumbed for dishwasher. Extractor fan. Fully tiled floor. Door to...
Utility Room	2.11 m x 2.5 m 6'9" x 8'2"	Fitted eye level units. Plumbed for washing machine. Vented for dryer. Gas boiler. Fully tiled floor. Aluminium door to rear garden.
Landing		Hot press with dual immersion. Access to attic via Stira staircase.
Bathroom	2.15 m x 1.75 m 7'1" x 5'7"	Bath with shower attachment. WC Wash hand basin. Fully tiled walls & floor.
Bedroom 1	3.45 m x 2.3 m 11'3" x 7'5"	TV point. Recessed lighting.
Walk in wardrobe	2.15 m x 1 m 7'1" x 3'3"	
Ensuite	1.57 m x 1.53 m 5'2" x 5'	Fully tiled shower cubicle with Triton T90si electric shower. WC Wash hand basin. Extractor fan. Fully tiled walls & floors.
Bedroom 2	3.1 m x 3.33 m 10'2" x 10'9"	Tongue & Groove sanded & varnished floor.
Bedroom 3	2.26 m x 2.4 m 7'4" x 7'9"	Tongue & Groove sanded & varnished floor. Fitted wardrobe.

### Special Features

- \* Three bedrooms
- \* Double glazed windows
- \* Excellent decorative condition
- \* Pedestrian access to rear
- \* South facing rear garden
- \* Gas fired central heating
- \* Modern fitted kitchen
- \* Overlooking green to front
- \* Adjacent to UL, NTP and Castletroy College
- \* BER: C2

### Outside

Fully walled south facing cobble-locked rear garden. Border area with railway sleepers. Pedestrian access to rear. Outside tap & light.

To the front, cobble lock driveway.

#### Viewing strictly by appointment

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