

Upstairs			
Accommodation	Size		Description
	M.	Ft.	
W.C.	1.72m x 0.86m 5'6" x 2'8"		
Shower Room	2.65m x 2.18m 8'7" x 7'2"		Shower cubicle with Triton T90Z electric shower. Glass shower door. Wash hand basin.
Bedroom 1	4.1m x 3.65m 13'5" x 11'10"		Range of fitted wardrobes and over-head presses.
Bedroom 2	4.04m x 3.65m 13'3" x 11'10"		
Bedroom 3	3.5m x 2.6m 11'5" x 8'5"		

Outside

Garage with up and over steel door. Garden shed. Walled and hedged rear garden which is mainly laid to lawn. Patio area. Gated side entranceway. Walled & hedged front garden which is part lawned and has a tarmacadamed driveway.



Viewing strictly by appointment

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**Rocklawn,
North Circular Road,
Limerick.**

Price

Region €280,000

Barrack House, O'Connell Avenue, Limerick.
Tel 061 410410 Fax 061 444443 Email decourcyodwyer@propertypartners.ie

We are delighted to introduce for sale this imposing semi detached family residence on the North Circular Road offering the discerning purchaser an opportunity to reinstate this residence to its former glory as well as having the potential to extend subject to the necessary planning permission having ample room to the side and rear of property.

The accommodation comprises of entrance hallway, guest w.c., living room / dining room, office, kitchen, breakfast room, 3 bedrooms, shower room and guest w.c.

Outside the property has a garage to the side, a mature private rear garden and a good sized front garden with ample off street parking.

Special Features

- * Semi detached
- * Double glazed windows
- * Oil fired central heating
- * Garage
- * Large front and rear gardens
- * Excellent location
- * Excellent potential to extend subject to planning.
- * Adjacent to Villiers, Ard Scoil and Salesians School.
- * BER Rating: F



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway	4.45m x 2.6m 14'6" x 8'5"	White aluminium entrance door. Alarm point.
Guest w.c.	1.24m x 1.06m 4'1" x 3'5"	W.C. and wash hand basin.
Living Room / Dining Room	7.56m x 4.1m 24'8" x 13'5"	Feature fireplace.
Office	4.06m x 3m 13'3" x 9'8"	Door from office to rear garden.
Kitchen	4.15m x 2.6m 13'6" x 8'5"	Kitchen with array of eye and floor level units. Display cabinets. Shelving. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine.
Breakfast Room	2m x 2.1m 6'6" x 6'9"	Range of fitted presses.