

## Outside

Fully enclosed South facing rear garden with a large patio area and lawn area. The rear garden overlooks a large green. Walled front garden, mainly laid to lawn with off-street parking.



## “The Home of High Standards”

Viewing strictly by appointment

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56 Vartry Avenue,  
Raheen, Co. Limerick

### Price Guide

Region: €170,000

Barrack House, O'Connell Avenue, Limerick.  
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New to the market comes this fine 3 bedroom semi-detached home C. 103 sq.m. (1,110 sq. ft), presented in good condition throughout, located within close proximity to a host of amenities to include Crescent Shopping Centre, Raheen Industrial Estate, Schools and public transport.

The bright, spacious and recently redecorated accommodation comprises of entrance hallway, living room, family room, kitchen, dining room, 3 bedrooms and bathroom.

Outside the property is further complimented with a South facing rear garden and a good size front garden with off-street parking. There is a garage to the side of the property.

A viewing of this property is highly recommended.

### Special Features

- \* Semi-detached
- \* Double-glazed PVC windows
- \* Oil fired central heating
- \* 2 Reception rooms
- \* Garage
- \* Modern fitted kitchen
- \* South facing rear garden
- \* Overlooking park to the rear
- \* Cul de sac in mature development
- \* Off-street parking



Downstairs			
Accommodation	Size		Description
	M.	Ft.	
Entrance Hallway	4.3m x 1.82m 14'1" x 5'9"		Hardwood entrance door. Solid oak flooring. Telephone point. Centrepiece. Understairs storage area.
Living Room	3.7m x 3.65m 12'1" x 11'9"		Centrepiece and coving. Open fire-place with Liscannor stone hearth and pine mantle. Solid oak flooring. T.V. point.
Family Room	3.65m x 2.75m 11'9" x 9'		Solid oak flooring. Centrepiece and coving.
Kitchen	2.7m x 2.65m 8'8" x 8'7"		Modern fitted kitchen with eye and floor level units. Cutlery drawers. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Tiled splashback area. Opening to...
Dining Room	2.62m x 2.45m 8'6" x 8'		White aluminium door to rear garden.
Garage	5m x 2.65m 16'4" x 8'7"		Aluminium up and over door.
Upstairs			
Bathroom	2.1m x 1.9m 6'9" x 6'2"		Bath with Mira Sport electric shower. Glass shower door. Tiled bath surround. W.C.. Wash hand basin.
Bedroom 1	3.7m x 3.15m 12'1" x 10'3"		T.V. point. Large alcove area for fitted wardrobe.
Bedroom 2	3.5m x 3.65m 11'4" x 11'9"		
Bedroom 3	2.55m x 2.7m 8'3" x 8'8"		