

Accommodation			
Accommodation	Size		Description
	M.	Ft.	
Landing			Stira staircase to attic which is partially floored.
Shower Room	1.85m x 1.85m 6'1" x 6'1"		Shower cubicle with Triton T90xr electric shower. WC. Wash hand basin. Fully tiled walls & floor.
Bedroom 1	5.25m x 3.1m 17'2" x 10'2"		Range of wall to wall slide-robos with mirrored fronts.
Bedroom 2	2.7m x 2.85m 8'8" x 9'4"		

### Outside

Fully walled and gated front which is cobblelocked. Walled rear garden with raised deck area. Garden shed. Back garden has a gravelled area and raised flower beds with maturing plants and shrubs.



PRSA Licence 002371

Viewing strictly by appointment

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25 Pearse Avenue,  
Janesboro,  
Limerick.

Price

Region €88,950

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

New to the market comes this very well presented and extended property in this popular suburb within close proximity to the city centre and all its amenities.

The bright, spacious and well cared for accommodation comprises of entrance hallway, living room, family room, extended kitchen / breakfast room, downstairs bathroom and utility room, upstairs there are two large double bedrooms and shower room.

Outside the property is further complimented by a walled front garden with cobblelocked driveway and a well stocked private rear garden with raised deck area.

An early viewing of this property is a must.

#### Special Features

- \* Mid terrace
- \* Double glazed windows
- \* Gas fired central heating
- \* 2 large double bedrooms
- \* Kitchen extension
- \* Utility Room
- \* Front and rear wall insulation
- \* Cobblelocked driveway
- \* Timber deck to rear
- \* Good decorative condition throughout
- \* Bathroom
- \* Shower Room
- \* **BER Rating: C1**



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway	3.05m x 1.8m 10' x 5'9"	White aluminium entrance door. Timber flooring. Dimmer switch. Understairs storage. Telephone point.
Living Room	3.35m x 3m 11' x 9'8"	Ornate cast iron fireplace with marble hearth. Double glass panel doors to ...
Family Room	5m x 3.4m 16'4" x 11'2"	Feature stone fireplace with Liscannon hearth and gas coal effect fire inset. Timber flooring. T.V. Point. Fitted shelving and display cabinets. Double glazed sliding door to ....
Extended Kitchen	4.65m x 3.2m 15'3" x 10'5"	Array of eye and floor level units. Display cabinets. Extractor hood. Single drainer stainless steel sink unit with mixer tap. Glass pannelled door to .....
Utility Room	1.9m x 1.95m 6'2" x 6'4"	Plumbed for washing machine. Eye level presses. Shelving. Tiled floor.
Bathroom	2.35m x 1.37m 7'7" x 4'5"	Bath. W.C. and wash hand basin. Tiled floor.

