

Outside

Fully walled west facing rear garden mainly laid to lawn. Large patio area.
Front garden mainly laid to lawn with tarmacadamed driveway.



**44 Clonard,
Westbury,
Corbally, Limerick.**

Viewing strictly by appointment

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Price

Region €144,950

Barrack House, O' Connell Avenue, Limerick.
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A fine opportunity arises to acquire this well presented semi detached home which benefits from a West facing rear garden and large open space to the front.

The property is located adjacent to the Westbury Shopping Centre, school, shops and public transport.

Accommodation comprises of entrance hallway, living room, kitchen/dining room, utility room, garage, three bedrooms (main ensuite) and bathroom.

The property is further enhanced by a large rear garden mainly laid to lawn and a front garden with off street parking.

Special Features

- * Semi-detached
- * Double glazed windows
- * Gas fired central heating
- * West facing rear garden
- * Cul de sac
- * Garage
- * Ensuite
- * Utility
- * Adjacent Westbuty shopping centre

Accommodation			
Accommodation	Size		Description
	M.	Ft.	
Entrance Hallway	4 m x 1.86 m 13'1" x 6'1"		Hardwood entrance door. Telephone point. Understairs storage area. Coving.
Living Room	3.4 m x 4.94 m 11'2" x 16'2"		Feature cast iron fireplace with tiled inset, marble hearth & ornate mahogany surround. TV point. Centre piece & coving.
Kitchen / Dining Room	5.35 m x 3.75 m 17'6" x 12'3"		Modern fitted solid pine kitchen with an ample array of eye & floor level units. Display cabinets. Single drainer stainless steel sink unit with mixer tap. Tiled splashback area. Continental double oven with Zanussi four plate gas hob. Extractor fan. Plumbed for dishwasher. Double glazed sliding patio door to rear.
Utility Room	3.3 m x 2.43 m 10'8" x 7'9"		Range of eye & floor level units. Plumbed for washing machine. Vented for dryer.
Garage	2.44 m x 4.23 m 8' x 13'9"		Up & over aluminium door.
Landing			Hot press with dual immersion.
Bedroom 1	3.83 m x 3.62 m 12'6" x 11'9"		Fitted wardrobes. TV & telephone point.
Ensuite	1.98 m x 1.94 m 6'5" x 6'4"		Shower cubicle with Triton T90i electric shower. WC Wash hand basin.
Bedroom 2	2.7 m x 3.4 m 8'9" x 11'2"		
Bedroom 3	2.7 m x 2.6 m 8'9" x 8'5"		Fitted wardrobe
Bathroom			Bath. WC Wash hand basin.