

Outside

Mature west facing rear garden with a variety of plants, shrubs and trees. Garden shed. Patio area. Gated side entrance. Front garden with off street parking and pedestrian access.



“The Home of High Standards”

Viewing strictly by appointment

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**No. 6 Landsdowne Park
Ennis Road,
Limerick.**

Price Guide

Region: €330,000

Barrack House, O'Connell Avenue, Limerick.
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PSRA Licence No.: 002371

We are delighted to present for sale this substantial 4 bedroom semi detached family home c.140 sq.m. (c. 1,506 sq. ft.) located in this highly desirable neighbourhood just off the Ennis Road and close to a host of amenities to include Limerick Lawn Tennis Club, Jetland Shopping Centre, Gaelic Grounds, LIT, Thomond Park and within a 10 minute walk of the City Centre.

This upgraded home which has recently had PVC windows, heating system, wiring and kitchen installed, comprises of entrance porch, entrance hallway, living room, family room, sitting room, kitchen / dining room, utility room, shower room, 4 bedrooms, and bathroom.

The property is further enhanced with a mature west facing rear garden mainly laid to lawn with a variety of trees, plants, shrubs, a gated side entrance way and a maintenance free front garden with both pedestrian and vehicular access.

A viewing of this property is highly recommended.

Special Features

- * Semi-detached
- * Gas Fired Central Heating
- * Double glazed PVC windows
- * 3 Reception Rooms
- * 4 Bedrooms
- * Excellent decorative condition
- * New central heating, windows, wiring and kitchen
- * Private west facing rear garden
- * Front garden with pedestrian and vehicular access to off street parking
- * c. 140 sq. m. (c.1,506 sq. ft.)
- * Further potential to extend subject to necessary PP
- * Established neighbourhood adjacent to Limerick Lawn Tennis Club, The Gaelic Grounds, LIT and Thomond Park and within 5 minutes walk to the city centre.



Accommodation

Accommodation	Size M. Ft.	Description
Entrance Porch Entrance Hallway	4.05m x 2.42m 13'2" x 7'9"	Tiled floor. Hardwood glass panelled entrance door. Cloaks closet. Picture rail.
Living Room	4.7m x 3.4m 15'4" x 11'1"	Picture rail. Double doors to family room.
Family Room	3.75m x 4.62m 12'3" x 15'1"	Marble fireplace with timber mantle and marble hearth. TV Point. Fitted presses. Picture rail.
Kitchen / Dining Room	5m x 2.5m 16'4" x 8'2"	Modern fitted kitchen with eye and floor level units. Tiled floor. Zanussi electric oven with four plate hob and extractor fan. Single drainer stainless sink unit with mixer tap. Tiled floor. Understairs storage. Door to rear garden.
Utility Room	3.45m x 1.95m 11'3" x 6'3"	Fitted presses. Single drainer stainless sink unit with mixer tap. Plumbed for washing machine. Tiled floor. Side door.
Shower Room & Lobby	3.3m x 1.6m 10'8" x 6'3"	Shower cubicle with Triton T90 Z electric shower. WC and WHB in vanity unit. Recessed lighting. Extractor fan. Heated towel rail. Tiled walls & floor.
Sitting Room	3.95m x 3.35m 12'9" x 10'9"	Fitted presses. Tiled fireplace with timber surround and tiled hearth.
Upstairs		
Bathroom Separate WC	2.7m x 1.4m 1.6m x 0.8m 5'2" x 2'6"	Bath. WHB
Bedroom 1	4.42m x 3.35m 14'5" x 10'9"	Coving
Bedroom 2	3.75m x 2.72m 12'3" x 8'9"	Coving.
Bedroom 3	2.95m x 2.77m 9'6" x 9'0"	Fitted wardrobes.
Bedroom 4	2.1m x 2.66m 6'8" x 8'7"	Coving.