

## Outside

Walled front garden with driveway via double gates and pedestrian gate. To the rear there is a fully walled enclosed rear garden. Outside tap. Outside sensor light.



Viewing strictly by appointment

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5 Rossa Avenue,  
Off Mulgrave Street,  
Limerick.

Price

Region €89,950

Barrack House, O' Connell Avenue, Limerick.  
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A wonderful opportunity arises to acquire this city centre property at an affordable price. The property is located just off Mulgrave Street within a short stroll of the city centre with all its amenities.

This fine starter home or investment opportunity comprises of entrance hallway, living room, kitchen / dining room, guest w.c., 2 bedrooms and shower room.

Outside the property has an enclosed rear garden and a front garden with off street parking.

A viewing of this property is highly recommended.

#### Special Features

- \* Terraced
- \* Double glazed windows
- \* Alarm
- \* Off street parking
- \* Excellent location
- \* Guest w.c.
- \* Adjacent to city centre
- \* Enclosed rear garden
- \* Gas fired central heating



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway	1.3m x 2.35m 4'3" x 7'7"	White aluminium glass panelled entrance door. Alarm point.
Living Room	2.65m x 3.87m 8'7" x 12'7"	Feature marble fireplace with gas coal effect fire and ornate mahogany surround. Coving. T.V. point. Telephone point.
Kitchen / Dining	4.9m x 2.33m 16'11" x 7'7"	Fully fitted kitchen with ample array of eye & floor level units. Display cabinets, shelving, single drainer stainless steel sink unit with mixer unit and tiled splashback area. Fully tiled floor. Plumbed for washing machine.
Guest W.C.	1.76m x 1.8m 5'8" x 5'9"	Modern fitted guest w.c. with wash hand basin and vanity unit. Fully tiled walls and floor. Extractor fan.
Upstairs		
Shower room	2.45m x 2.35m 8' x 7'7"	Shower cubicle with Mira Elite electric shower. W.C. and wash hand basin. Pine ceiling
Bedroom 1	3.9m x 2.77m 12'8" x 9'1"	
Bedroom 2	3.6m x 2.32m 11'8" x 7'6"	