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**13 Rathlinn,
Castleconnell,
Co. Limerick.**

We are delighted to introduce for sale this magnificent detached family home located in this quiet enclave of detached homes overlooking the River Shannon and within a short stroll of Castleconnell Village.

The bright and spacious accommodation of this Louise Kennedy designed home comprises of entrance hallway, living room / dining room, kitchen / family room, utility, guest w.c., four double bedrooms (three ensuite) and main bathroom.

Outside the property is further enhanced by a South East facing rear garden and cobblelocked front garden with off street parking.

A viewing of this property is highly recommended.

Price

Region €345,000

**Barrack House, O'Connell Avenue, Limerick
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Accommodation	Size	Description
Entrance Hall	4.5m x 1.85m 14'8" x 6'1"	Travertine tiled floor. Telephone point. Understairs storage area. Recessed lighting.
Guest W.C.	1.75m x 1.45m 5'7" x 4'7"	Fully tiled walls and floor. W.C. and wash hand basin. Recessed lighting.
Living Room / Dining Room	7.95m x 3.85m 26' x 12'6"	Feature fireplace with gas coal effect fire inset. Coving. Recessed lighting. Solid walnut flooring. Large bay window. T.V. point.
Kitchen / Family Room	5.87m x 6.85m 19'2" x 22'5"	Modern fitted Louise Kennedy designed kitchen with ample array of eye and floor level units. Display cabinets. 1&1/2 bowl stainless steel sink unit with mixer tap. Granite worktop counter. Belling five plate gas hob. Extractor fan. Belling double oven. Plumbed for dishwasher. Recessed lighting. Travertine tiling in the kitchen / breakfast room and solid walnut flooring in the dining room. Double glazed Rationale French door to rear garden.
Utility Room	2m x 1.55m 6'6" x 5'1"	Plumbed for washing machine. Single drainer stainless steel sink unit with mixer tap. Gas boiler. Door to side and rear garden.
UPSTAIRS (1st Floor)		
Landing	4.6m x 3.8m 15'10" x 12'5"	Hotpress with dual immersion
Bedroom 1	5.4m x 3.9m 17'7" x 12'8"	Range of fitted wardrobes. T.V. point. Rationale French door to balcony. Telephone point.
Ensuite	1.9m x 1.85m 6'2" x 6'1"	Shower cubicle with Redring electric shower. W.C. and wash hand basin. Extractor fan. Recessed lighting. Fully tiled walls and floor.
Bedroom 2	4.85m x 2.87m 15'9" x 9'4"	Fitted wardrobes. T.V. point.
Ensuite	1.95m x 1.86m 6'4" x 6'10"	Shower cubicle with Redring electric shower. W.C. and wash hand basin. Recessed lighting. Extractor fan. Fully tiled walls and floor.

Accommodation	Size	Description
Bedroom 3	3.85m x 2.85m 12'6" x 9'4"	Range of fitted wardrobes. T.V. point.
Bathroom	1.8m x 2.3m 5'9" x 7'5"	Bath. W.C. and wash hand basin. Recessed lighting. Extractor fan. Fully tiled walls and floor. Heated towel radiator.
UPSTAIRS (2nd Floor)		
Master Bedroom / Living Room	11.7m x 4.3m 38'4" x 14'10"	Recessed lighting. T.V. point.
Ensuite	2.15m x 2.5m 7' x 8'2"	Double shower cubicle. Wash hand basin. W.C. Fully tiled walls and floor. Recessed lighting, Extractor fan. Heated towel radiator.



Front garden with cobblelock driveway. Gated side entranceway. Rear garden mainly laid to lawn with south east facing aspect. Outside light.

Special Features

- * Detached
- * Double glazed windows
- * Gas fired central heating
- * Cul de sac
- * Four double bedrooms
- * Louise Kennedy designed kitchen & bathrooms
- * River views
- * Adjacent to Castleconnell Village
- * Solid walnut flooring, Travertine tiling & 100% wool carpets
- * Three ensuite bedrooms
- * Excellent condition
- * BER Rating: C2



PRSA Licence 002371

Viewing strictly by appointment

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