

Outside

Front garden walled and hedged and mainly laid to lawn. Tarmacadamed driveway.

Fully walled rear garden (c. 30 meters in length) mainly laid to lawn with mature plants, trees, shrubs, flowers etc. Garden shed. Gated side entrance way.



Viewing strictly by appointment

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**9 Westfield Park,
North Circular Road,
Limerick.**

Price

Region €230,000

Barrack House, O' Connell Avenue, Limerick.
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Just to the market comes this fine four bedroom semi detached family house located in a secluded cul de sac pocket of houses on the North Circular Road close to a host of amenities including excellent schools, shops, cafes, Limerick Lawn Tennis Club and only a short stroll from the city centre and all its amenities.

The bright, airy and spacious accommodation whilst needing modernisation, offers the discerning purchaser a great opportunity to put their own stamp to this fine home. Accommodation comprises entrance porch, entrance hallway, living room, family room, sitting room, kitchen/dining room, utility room, guest WC, four bedrooms and shower room.

Outside the property boasts large front and rear gardens, the back garden is c. 30 meters in length. To the front the property overlooks a green area and Westfields Wetlands.

An early viewing of this property is a must.

Special Features

- * Semi detached
- * Double glazed windows
- * Three reception rooms
- * Four bedrooms
- * Cul de sac
- * Over looking green area & sanctuary to front
- * Excellent location
- * Large front & rear gardens
- * Adjacent to Ard Scoil Ris, JFK & Salesian schools
- * Gas fire central heating
- * Adjacent to city centre



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Porch	2.3 m x 1.95 m 7'5" x 6'4"	Parquet floor.
Entrance Hallway	3.95 m x 2.25 m 12'9" x 7'4"	Bronze aluminium entrance door. Parquet floor. Alarm Understairs storage area Cloaks closet.
Guest W.C.	1.8 m x 1.1 m 5'9" x 3'6"	WC Wash hand basin. Part tiled walls.
Living Room	5.45 m x 3.63 m 17'9" x 11'9"	Feature marble fireplace tiled hearth. Opening to..
Family Room	3.7 m x 3.75 m 12'1" x 12'3"	
Dining Room	3.95 m x 3.65 m 12'9" x 11'9"	Marble fireplace with marble hearth. TV point.
Kitchen/Dining Room	7.13 m x 2.72 m 23'4" x 8'9"	Fitted kitchen with array & floor level units. Single stainless steel sink unit with mixer tap. Plumbed for washing machine & dishwasher. Fitted aluminium door to rear garden.
Utility Room	2.7 m x 2.32 m 8'9" x 7'6"	
Landing		Hotpress with dual immersion heater.
Shower Room	2.5 m x 2.01 m 8'2" x 6'5"	Tiled shower cubicle with Elite electric shower. WC hand basin. Part tiled walls.
Bedroom 1	4.0 m x 2.85 m 13'1" x 9'4"	Fitted wardrobes
Bedroom 2	3.9 m x 3.33 m 12'8" x 10'9"	Fitted wardrobes. Alarm point.
Bedroom 3	3.0 m x 2.42 m 9'8" x 7'9"	
Bedroom 4	2.46 m x 2.52 m 8'1" x 8'3"	