

Outside

Outside there is off street parking and a small courtyard to the rear.



**15 Exchange Street,
Limerick City.**

Viewing strictly by appointment

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Price

Region €85,000

Barrack House, O' Connell Avenue, Limerick.
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New to the market comes this modern 3 storey, end of terrace townhouse, located just off Nicholas Street and adjacent to the heart of Limerick City and all its amenities.

This four bedroomed, spacious townhouse comprises of entrance hall-way, living room, kitchen / dining room, 4 double bedrooms, bathroom and shower room.

Outside there is off street parking and a small court yard to the rear.

Special Features

- * End of terrace
- * Red brick facade
- * Double glazed windows
- * Alarm
- * Four double bedrooms
- * Off street parking
- * Courtyard to rear
- * Ideal starter home or investment
- * Adjacent to city centre.



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway		Hardwood entrance door. Timber flooring.
Living Room	5.6m x 3.65m 18'4" x 11'10"	Marble fireplace with gas coal effect fire. Timber floor. Double glazed sliding patio door to rear yard. Understairs storage press.
Kitchen / Dining Room	4.75m x 2.60m 15'6" x 8'5"	Kitchen with ample array of floor & eye level presses. Whirlpool four plate electric hob and oven. Extractor fan. Timber flooring.
1st Floor		
Bedroom 1	4.2m x 3.65m 13'8" x 11'10"	Fitted wardrobes. Door to balcony.
Bathroom	3.1m x 1.7m 10'2" x 5'6"	Bath. W.C. Wash hand basin. Vanity unit.
Bedroom 2	3.67m x 2.88m 12' x 9'4"	Fitted wardrobe.
2nd Floor		
Bedroom 3	4.26m x 3.67m 13'10" x 12'	Fitted wardrobes. Velux window.
Bedroom 4	3.7m x 3.4m 12'1" x 11'1"	Fitted wardrobe
Shower Room	1.6m x 2.5m 5'2" x 8'2"	Mira Elite electric shower. W.C. Wash hand basin. Extractor fan.