

Accommodation		
Accommodation	Size M. Ft.	Description
Landing		Hotpress
Bedroom 1	3.3m x 3.43m 10'8" x 11'2"	Double size. Built-in wardrobes and shelving unit.
Bedroom 2	2.4m x 3.2m 7'8" x 10'5"	Single size. Built-in wardrobes.
Bedroom 3	2.7m x 2.69m 8'8" x 8'8"	Single size. Built-in wardrobes.
Bedroom 4	4.3m x 3.4m 14'1" x 11'1"	Double size. Walk-in wardrobe.
Bathroom	1.7m x 2.3m 5'5" x 7'5"	Bath. W.C.. Wash hand basin.

Outside

Front garden lawned with off-street parking. Gated side entrance way. Fully enclosed rear garden, mainly laid to lawn with good size garage and large patio area.



“The Home of High Standards”

Viewing strictly by appointment

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46 Dun An Oir,
Milford Grange,
Castletroy, Co. Limerick.

Price

Region €210,000

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

A fantastic opportunity arises to acquire a spacious and extended 4/5 bedroom semi detached residence, located at the entrance of Milford Grange and in close proximity to UL, Castletroy Park Hotel, Parkway Shopping Centre, the National Technological Park and only a short distance from the city centre.

The property is in good condition throughout and comprises of entrance porch, entrance hallway, living room, sitting room, kitchen / breakfast room, guest w.c., study / bedroom 1, upstairs 4 bedrooms, bathroom and hot press.

Outside the property benefits from a front garden with off-street parking, side access to a good sized rear garden with patio area and garage.

Special Features

- * Semi-detached
- * Double glazed PVC windows
- * OFCH
- * 4/5 Bedrooms
- * Good sized rear garden
- * Adjacent to UL & National Technological Park
- * Excellent public transport
- * Large garden shed
- * C. 131 sq.m. (1,410 sq. ft)



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Porch		With sliding patio door
Entrance Hallway		Understairs storage
Living room	3.89m x 4.97m 12'7" x 16'3"	Feature fireplace with hearth and ornate surround.
Sitting Area	3.4m x 3.9m 11'8" x 7'7"	Patio doors to garden area.
Kitchen / Breakfast room	3.4m x 4.9m 11'1" x 16'1"	Wall and floor built-in units. Tiled splashback. Door to rear garden off back hall.
Guest W.C.		W.C. Wash hand basin.
Study / 5th bedroom	2.4m x 5.4m 7'8" x 17'7"	