

## Outside

Fully walled rear garden mainly laid to lawn. Barna shed. Side entrance way. Front garden with off street parking.



**81 Cul Crannagh,  
Dooradoyle,  
Limerick.**

**Viewing strictly by appointment**

O.S. LicenceAU0038307

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**Price**

Region €180,000

Barrack House, O' Connell Avenue, Limerick.  
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We are delighted to offer for sale this spacious four/five bedroom family home located close to a host of amenities to include schools, the Crescent SC & excellent road infrastructure. This would make for an ideal home in an established neighbourhood.

Accommodation comprises of entrance hallway, living room, kitchen/dining room, utility, guest W.C. family room/bedroom five, four bedrooms and four bathrooms (two ensuite).

Outside to the rear you will find a private garden and a front garden with off street parking.

#### Special Features

- \* Semi detached
- \* Double glazed windows
- \* Gas fire central heating
- \* Four/five bedrooms
- \* Private rear garden
- \* Utility/shower room
- \* Cul de sac
- \* Four bathrooms (two ensuite)
- \* **Primary Schools:** St Pauls, Gaelscoil An Raithin and St Gabriels
- \* **Secondary Schools:** Crescent Comprehensive
- \* **Creches:** Little Treasure, Racefield Centre Playdays Playschool
- \* **Hotels:** South Court Hotel
- \* **Shopping Centres:** Crescent SC
- \* **Restaurants:** Penz, King Palace, Scrummy's, Zweton

Accommodation		
Accommodation	Size M/Ft.	Description
Entrance Hallway	4.8 m x 1.82 m 15'8" x 5'9"	Laminate flooring.
Living Room	5.37 m x 3.54 m 17'6" x 11'6"	Marble fireplace with gas coal effect fire inset. Marble hearth & mahogany surround. Bay window. TV point. Laminate timber flooring.
Kitchen/Dining Room	5.45 m x 3.0 m 17'9" x 9'8"	Kitchen with ample array of eye & floor level units, four cutlery drawers, Indesit oven & four plate hob. Extractor fan. Single drainer stainless steel sink unit with mixer tap & tiled splashback area. Double glazed sliding patio door to rear garden.
Utility Room	3.0 m x 2.78 m 9'8" x 9'1"	Plumbed for washing machine. Vented for dryer. Tiled floor. Gas boiler. Door to rear garden.
Shower Room		W.C. Wash hand basin. Shower cubicle. Fully tiled floor.
Family Room/Bedroom 4	4.8 m x 2.78 m 15'8" x 9'1"	
Landing		Hot press with dual immersion.
Bedroom 1	4.9 m x 2.7 m 16'1" x 8'9"	TV point. Wardrobe.
Ensuite	1.8 m x 2.5 m 5'9" x 8'2"	Fully tiled shower cubicle. W.C. Wash hand basin.
Bedroom 2	4.2 m x 3.0 m 13'8" x 9'8"	Range of fitted wardrobes & overhead presses.
Ensuite		Shower cubicle with electric shower. WC. Wash hand basin.
Bedroom 3	3.4 m x 3.1 m 11'2" x 10'1"	Fitted wardrobes.
Bedroom 4	2.4 m x 2.2 m 7'9" x 7'2"	
Bathroom		Bath. W.C. Wash hand basin.