

## Outside

Fully walled rear yard with barna shed.  
Walled front garden with driveway. large green area to front of property.



Viewing strictly by appointment

PRSA Licence 002371

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The Strands,  
Kilkee,  
Co. Clare.

Price

Region €95,000

Barrack House, O' Connell Avenue, Limerick.  
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A great opportunity arises to acquire this seaside resort property, which is located within close proximity of the promenade and beach and positioned in a modern cul de sac estate just a short walk from the town centre and all its amenities.

The property comprises of entrance hallway, living room / dining room, kitchen, two double bedrooms and shower room.

The well presented property is further enhanced by an enclosed rear garden and an open green area to the front.

#### Special Features

- \* Detached
- \* Double glazed windows
- \* Electric central heating
- \* Cul de sac development of c 10 houses
- \* Open green area to front
- \* Private rear garden
- \* Fully furnished
- \* Two double bedrooms
- \* Panoramic views of surrounding countryside
- \* Two minute walk from beach



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway	4.5 x 1.2 m 14'7" x 3'9"	Aluminium entrance door.
Living Room/Dining Room	4.3 m x 4.0 m 14'1" x 13'1"	Large bay window with panoramic views. TV point.
Kitchen/Dining Area	3.7 m x 2.2 m 12'1" x 7'2"	Fitted kitchen with array of eye & floor level units. Single drainer stainless steel sink unit with mixer tap. Tiled splashback area. Tricity Bendix electric oven. Four plate hob & extractor fan. Plumbed for washing machine & dishwasher.
Bedroom 1	3.6 m x 3.2 m 11'8" x 10'5"	Fitted wardrobe.
Bedroom 2	3.6 m x 3.2 m 11'8" x 10'5"	Fitted wardrobe. Vanity unit. Timber flooring.
Shower Room	2.0 m x 2.73 m 6'6" x 8'9"	Shower cubicle with Mira Elite electric shower. WC Wash hand basin.