

Outside

Large walled and hedged front garden, mainly laid to lawn with double gate leading to tarmacdam driveway.
Side and rear garden fully walled. Large patio area.



“The Home of High Standards”

PRSA Licence 002371

Viewing strictly by appointment

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FOR SALE

**29 Ballykeeffe Estate,
Dooradoyle,
Limerick.**



Price Guide:

Region €230,000

Barrack House, O' Connell Avenue, Limerick.
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New to the market comes this fine three / four bedroom semi-detached property which is located opposite The Crescent Shopping Centre and close to a host of amenities to include schools, shops, public transport and only a short drive from Limerick City Centre.

The spacious accommodation comprises of entrance hallway, living room, sitting room, kitchen, dining room, downstairs bedroom and bathroom. Upstairs there are a further 3 bedrooms and shower room.

Outside the property is further enhanced with a private rear garden and a good sized front garden with ample off-street parking.

A viewing of this property is recommended.

Special Features

- * Semi-detached
- *Oil Fired Central Heating
- *Double glazed PVC windows
- *Three / four bedrooms
- *Extra large front garden
- *Adjacent to Crescent Shopping Centre, Crescent Comprehensive and St. Pauls National School.



Downstairs

Accommodation	Size M. Ft.	Description
Entrance Porch	2m x .65m 6'56" x 2'13"	Double glazed white aluminium sliding storm porch door. Porch light. Tiled floor. White aluminium entrance door with double glazed frosted glass inset.
Entrance Hallway	3.9m x 2.1m 12'79" x 6'88"	Timber flooring. Telephone point. Understairs storage area.
Living Room	7.1m x 3.95m 23'2 x 10'5"	Feature fireplace. Centre piece & coving. TV Point. This room was formerly two reception rooms. Telephone point.
Bedroom 1 / Office	2.35m x 2.95m 12' x 12'9"	Timber flooring.
Kitchen / Dining Room	4.45m x 2.35m 14'5" x 7'7"	Kitchen with an array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Creda plan double oven. 4 plate ceramic hob & extractor fan. Plumbed for washing machine. Plumbed for dishwasher. Breakfast counter.

Upstairs

Landing		Access to attic via Stira staircase.
Shower Room	1.8m x 2.1m 5'9" x 6'8"	Shower cubicle with Triton T90SR electric shower. WC. Wash hand basin in vanity unit. Fully tiled walls and floor.
Bedroom 1	4.05m x 3.9m 13'2" x 12'7"	Range of fitted wardrobes with overhead presses.
Bedroom 2	4.05m x 3.2m 13'2" x 10'4"	Fitted wardrobes.
Bedroom 3	3m x 2.25m 9'8" x 7'3"	Fitted wardrobes.