

## 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		Description
	M.	Ft.	
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.