

First Floor			
Accommodation	Size		Description
	M.	Ft.	
Bathroom	2.67m x 2m 8'7" x 6'6"		Bath with Triton T90 electric shower. W.C. and wash hand basin. Hotpress.
Bedroom 1	2.33m x 3.95m 7'6" x 12'9"		
Bedroom 2	4.05m x 3.45m 13'2" x 11'3"		
Bedroom 3	3.78m x 3.8m 12'4" x 12'5"		

### Outside

Enclosed rear courtyard and railed front garden with gated entrance way. Garden shed (C. 3.5m x 2.35m) / (11'5" x 7'7").



Viewing strictly by appointment

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5 Verona Esplanade,  
O'Connell Avenue,  
Limerick.

### Price

Region €179,950

Barrack House, O'Connell Avenue, Limerick.  
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New to the market comes this strategically placed residence located just off O'Connell Avenue, within just a short stroll from city centre and all its amenities. This period residence built C. 1910, whilst maintaining many of its original features offers the discerning purchaser the opportunity to put their own stamp to the property.

The spacious accommodation comprises of entrance hallway, living room, family room, inner hallway, shower room, kitchen / dining room, 3 bedrooms and bathroom.

Outside the property has a private rear courtyard and a railed front garden.

#### Special Features

- \* Period residence
- \* Mid terrace
- \* Double glazed windows
- \* Oil fired central heating
- \* 2 reception rooms
- \* Private rear courtyard
- \* 3 double bedrooms
- \* 2 bathrooms
- \* Cul de sac
- \* Off O'Connell Avenue and adjacent to city centre
- \* Built C. 1910



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway	6.7m x 1.8m 21'10" x 5'9"	Centre piece and coving. Archway. Dado rail.
Living Room	4.45m x 3.8m 14'6" x 12'5"	Marble fireplace with tiled inset and hearth. Centre piece and coving. Picture rail.
Family room	3.83m x 4m 12'6" x 13'1"	Marble fireplace with tiled inset and hearth. Centrepiece and Coving. Picture rail. TV point.
Inner Hallway	3.75m x 1.3m 12'3" x 4'3"	
Shower room	1.53m x 2.9m 5' x 9'5"	Fully tiled shower unit with Triton T90si electric shower. W.C. and wash hand basin. Fully tiled walls and floor.
Kitchen / Dining room	5.5m x 3.45m 18' x 11'3"	Double drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Stanley range. Floor level units.