

Accommodation	Size		Description
	M.	Ft.	
Landing			Hotpress with dual immersion. Access to attic via Stira staircase.
Bedroom 1	3.65 m x 3.7 m 11'9" x 12'1"		Range of fitted wardrobes. Overhead press. Vanity unit. TV point.
Ensuite	2.4 m x 0.8 m 7'9" x 2'6"		Shower cubicle with Triton T90i electric shower. WC Wash hand basin. Fully tiled walls & floor.
Bedroom 2	3.7 m x 4.48 m 12'1" x 14'7"		Range of fitted wardrobes. Overhead presses. Vanity unit. Large bay window.
Bedroom 3	2.88 m x 2.4 m 9'4" x 7'9"		Fitted wardrobe.
Bathroom	1.83 m x 2.38 m 6' x 7'8"		Bath WC Wash hand basin in vanity unit. Fully tiled walls & floor.

Outside

Fully walled front garden mainly laid to lawn with tarmac-cadamed driveway. Gated side entrance way.
Fully walled southerly facing rear garden mainly laid to lawn. Barna shed. Outside tap & light.



"The Home of High Standards"

PRSA Licence 002371

Viewing strictly by appointment

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2 Rhebogue Meadows,
Rhebogue,
Limerick.

Price

Region €195,000

Barrack House, O'Connell Avenue, Limerick.
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New to the market comes this well presented three/four bedroom family home located adjacent to Parkway Shopping Centre, UL and only a short drive to the city and all its amenities.

The bright and spacious accommodation comprises of entrance hallway, living room, kitchen/dining room, family room/bedroom four, utility room, three bedrooms, (main ensuite) & bathroom.

Outside the property is further complimented by a fully walled southerly facing private rear garden & a walled front garden with off street parking.

A viewing of this property is recommended.

Special Features

- * Semi-detached
- * Gas Fired Central Heating
- * Double glazed windows
- * Alarm
- * Two reception rooms
- * Ensuite
- * South facing rear garden
- * Mature residential estate
- * Adjacent Parkway Shopping Centre
- * Close proximity to city centre
- * Full brick facade
- * Maintenance free exterior
- * BER rating: D2



Downstairs			
Accommodation	Size		Description
	M.	Ft.	
Entrance Hallway	4.95 m x 1.93 m 16'2" x 6'3"		Hardwood entrance door. Solid oak flooring. Telephone & alarm point.
Living Room	5.52 m x 3.65 m 18'1" x 11'9"		Centre piece & coving. Dimmer switch. Feature marble fireplace with gas coal effect fire & mahogany surround. Large bay window. / Double glass panel doors to...
Kitchen/Dining Room	5.73 m x 3.37 m 18'8" x 11'		Solid oak kitchen with array of eye & floor level units. Display cabinets. Four cutlery drawers. Single drainer stainless steel sink unit with mixer tap & tiled splashback area. Plumbed for dishwasher & washing machine. Tiled floor. Extractor fan.
Utility Room	2.5 m x 2.1 m 8'2" x 6'9"		Plumbed for washing machine. Vented for dryer. Floor level units. Worktop space. Tiled splashback area & floor. Door to rear garden.
FamilyRoom / Bedroom 4	5.38 m x 2.5 m 17'7" x 8'2"		Solid timber floor. TV point.

