



## “The Home of High Standards”

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**80 Glendale Lawn  
Old Singland Road  
Limerick.**

**Price**

Region €230,000

Barrack House, O' Connell Avenue, Limerick.  
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A great opportunity arises to acquire this fabulous four bedroom semi detached home which has recently been upgraded and is located close to a host of amenities to include the Childers Road and Parkway Shopping Centres, schools, public transport and just a short drive from the City Centre.

The bright and spacious accommodation comprises of entrance porch, entrance hallway, living room, kitchen/dining room, utility room, bedroom 1 and wet room downstairs, with 3 bedrooms, (main ensuite) & bathroom upstairs.

Outside the property is further enhanced with a large walled cobblelocked front garden with parking for up to 4 cars, a gated side entrance way and a fully flagged maintenance free rear garden which is fully walled.

An early viewing of this property is recommended.

### Special Features

- \* Semi-detached
- \* Gas Fired Central Heating
- \* Double glazed windows
- \* Alarm
- \* Excellent condition
- \* Four bedrooms
- \* 2 ensuite
- \* Modern fitted kitchen
- \* Maintenance free front and rear gardens
- \* Steeltech shed

### Outside

Large walled front garden extensively cobblelocked. Wheelchair ramp to front door. Car parking for up to 4 cars. Gated side entrance way. Fully flagged maintenance free rear garden which is fully walled. Outside tap & lights. Steeltech shed 4m x 3m.



Downstairs		
Accommodation	Size M. Ft.	Description
Entrance Porch	2.05 m x 0.66 m 6'7" x 2'1"	White aluminium framed glass sliding porch door. Porch light. Tiled floor. White aluminium entrance door with frosted leaded and stained glass window insets.
Entrance Hallway	2.17 m x 1.95 m 7'1" x 6'3"	Timber flooring. Alarm point. Telephone point. Understairs storage area.
Living Room	4.1 m x 4.43 m 13'4" x 14'5"	Marble fireplace with marble hearth & ornate surround. Timber flooring. TV point. Bay window.. Double sliding doors with leaded and glass inset.
Kitchen/Dining Room	6.16 m x 3.38 m 20'2" x 11'0"	Modern fitted kitchen with eye & floor level presses. Cutlery and pot drawers. Display cabinets. Single drainer 1 & 1/2 bowl stainless steel Franke sink unit with mixer tap. Double oven with 4 plate hob, extractor fan. Plumbed for dishwasher. Fully tiled floor. Part tiled walls. White aluminium door to rear. TV point. Door to...
Utility Room	1.4 m x 2.04 m 4'5" x 6'6"	Plumbed for washing machine. Vented for dryer. Tiled floor. Stira staircase to attic space. Opening to....
Wet Room	1.72 m x 2.04 m 5'6" x 6'6"	Shower. WC. WHB in vanity unit. Fully tiled walls & floor. Sliding door to...
Bedroom 1	5.1 m x 3.1 m 16'7" x 10'1"	TV Point.
Upstairs		
Landing		Hotpress with dual immersion.
Bedroom 1	3.65 m x 3.42 m 11'9" x 11'2"	Timber flooring. Range of fitted wardrobes. TV point.
Ensuite	2.45 m x 1.45 m 8'0" x 4'7"	Double shower unit with sliding glass door & Triton T80z electric shower. WC WHB. Fully tiled walls & floor.
Bedroom 2	3.65 m x 3.34 m 11'9" x 10'9"	Range of fitted wardrobes.
Bedroom 3	2.75 m x 2.45 m 9'0" x 8'0"	Wardrobe.
Bathroom	1.82 m x 2.38 m 5'9" x 7'8"	Bath. WC. Wash hand basin. Fully tiled walls & floor.