

Accommodation			
Accommodation	Size		Description
	M.	Ft.	
Bedroom 2	4.9m x 3.8m 16' x 12'5"		Double bedroom with attractive timber window shutters. Door to Bathroom.
Bedroom 3	3m x 3.6m 9'8" x 11'8"		Attractive timber window shutters.
Ensuite			Toilet. Sink and electric shower.
Bathroom	2.6m x 2m 8'5" x 6'6"		Bath. W.h.b. Toilet. Fully tiled.
2nd Floor			
Landing			
Storage / Laundry room	2.2m x 3.5m 7'2" x 11'5"		
Bedroom 4	5.8m x 4.3m 19' x 14'10"		Attractive timber window shutters.
Bathroom			Toilet. W.h.b. electric shower unit. Tiled floor. Shelving units. Access to pull down attic stairs with access to floored attic.
Home Office	3m x 3.6m 9'8" x 11'8"		with roofed window
Bedroom 5	4.1m x 3m 13'5" x 9'8"		roofed window and door to bathroom.
Outside			
Front garden laid to lawn with double tarmacadam drive. Gated double side entrance. South facing rear landscaped gardens with extensive patio area. Outside lights with tap and electric socket.			

Viewing strictly by appointment

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**3 Cluain Dara,
Clonmacken, Ennis Road,
Limerick.**

Price

On Application

Barrack House, O'Connell Avenue, Limerick.
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New to market comes this substantial 3 storey, detached family home in this very sought after residential development located within close proximity to the city centre and adjacent to the Condell Road and Ennis Road.

This extremely well presented property benefits from spacious and bright accommodation throughout to include hall, guest w.c., living room, lounge, kitchen, breakfast room, sun room, utility, home office, 5 double bedrooms (2 ensuite) and bathroom.

Internally this property benefits from many attractive features throughout while externally the rear garden is south facing and landscaped to include an extensive patio area.

Special Features

- * Detached
- * GFCH
- * Double glazed windows
- * Alarm
- * Polished porcelain tiles on ground floor
- * Coving throughout ground floor
- * 9 ft. ceilings on ground floor & first floor
- * Home office
- * Attractive sun room
- * South facing rear garden
- * Excellent decorative condition
- * Landscaped gardens
- * Large patio area
- * Timber window shutters



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Entrance Hallway		Understairs storage area.
Guest w.c	2m x 1.4m 6'6" x 4'6"	Toilet & w.h.b. Fully tiled walls and floor.
Living Room	5m x 4m 16'4" x 13'1"	Fireplace and bay window.
Lounge	3m x 4m 9'8" x 13'1"	Fireplace. Bay window and built in units.
Kitchen / Dining Room	7.5m x 3.8m 24'6" x 12'5"	Modern fitted kitchen with ample array of eye and floor level units with tiled splashback. Island unit. Fully tiled floor. Double doors leading to rear garden.
Sun Room	4m x 3.8m 13'1" x 12'5"	Double doors leading to rear garden.
Utility	1.8m x 3.8m 5'9" x 12'5"	Extensive eye and floor level units with sink.
1st Floor		
Landing		Hotpress
Bedroom 1	4.9m x 4m 16' x 13'1"	Bay window
Walk in wardrobe		Fully fitted out with shelving, hanging and press units.
Ensuite		Toilet & w.h.b. Electric shower. Fully tiled wall and floor units.