

Outside

Fully walled front garden with pebbled driveway. Walled and fenced rear garden mainly laid to lawn. Raised cobble lock deck area.



“The Home of High Standards”

Viewing strictly by appointment

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**No. 72 Landsdowne Park
Ennis Road,
Limerick.**

Price Guide

Region: €360,000

Barrack House, O'Connell Avenue, Limerick.

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PSRA Licence No.: 002371

We are delighted to present for sale this substantial 5 bedroom semi detached family home c.190 sq.m. (c. 2,045 sq. ft.) located in this highly desirable neighbourhood just off the Ennis Road and close to a host of amenities to include Limerick Lawn Tennis Club, Jetland Shopping Centre, Gaelic Grounds, LIT, Thomond Park and within a 10 minute walk of the City Centre.

This home which has been extended comprises of entrance hallway, living room, sitting room, kitchen / dining room, utility room, guest WC, 5 bedrooms (main ensuite) and bathroom.

The property is further enhanced with an extra long rear garden mainly laid to lawn and a maintenance free front garden with off street parking.

Viewing of this property is highly recommended.

Special Features

- * Semi-detached
- * Oil Fired Central Heating
- * Double glazed windows
- * Garage
- * C. 190 Sq. M. (c. 2,045 Sq. Ft.)
- * 5 Bedrooms
- * 3 Reception rooms
- * Ensuite
- * Large private rear garden



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway	4.55m x 2.3m 14'9" x 7'5"	Hardwood entrance door. Centre piece and coving. Telephone point. Solid oak flooring.
Guest WC	1.74m x 0.75m 5'7" x 2'4"	WC. WHB. Tiled floor.
Living Room	3.95m x 4.15m 12'9" x 13'6"	Cast iron open fireplace with ornate surround. Centre piece. Solid oak flooring. Large bay window. Picture rail.
Sitting Room	3.75m x 3.95m 12'3" x 12'9"	Solid oak flooring. Solid fuel stove. Picture rail. Double glass panelled doors leading to...
Kitchen Dining Room	6.35m x 2.15m 20'8" x 7'0" 4.25m x 3.7m 13'9" x 12'1"	Fitted kitchen with array of eye & floor-level presses. Belfast sink with mixer tap. Whirlpool electric oven and De Dietrich 5 plate gas hob & De Dietrich extractor hood. Recessed lighting. Tiled floor. Double glazed aluminium french doors to rear garden.
Utility Room	2.9m x 2.95m 9'5" x 9'6"	Plumbed for washing machine. Tiled floor. Double glazed sliding patio door to rear garden.
Garage	7.85m x 3m 25'7" x 9'8"	Double garage doors.
Upstairs		
Bedroom 1	3.8m x 4.65m 12'4" x 15'2"	Large bay window. Recessed lighting. Picture rail.
Bedroom 2	4m x 3.2m 13'1" x 10'4"	
Bedroom 3	2.95m x 4m 9'6" x 13'1"	Solid oak flooring.
Bedroom 4	3.1m x 3m 10'1" x 9'8"	Solid oak flooring. Recessed lighting.
Bedroom 5 Ensuite	6.3m x 3m 20'6" x 9'8" 1.45m x 1.7m 4'7" x 5'5"	Recessed lighting. Shower cubicle with Mira Elite electric shower. WC. WHB. Fully tiled walls & floor.
Bathroom	2.5m x 2.35m	Bath. WC. WHB. Shower cubicle with Triton T90 electric shower.