

Outside

Front garden with ample parking. Fully enclosed rear garden.



“The Home of High Standards”

Viewing strictly by appointment

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**22 Granville Park,
Ballysimon Road,
Limerick**

Guide Price:

Region €175,000

Barrack House, O' Connell Avenue, Limerick.
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A superb opportunity arises to acquire this fabulous 3 bedoomed family home which has been tastefully extended and fully refurbished throughout.

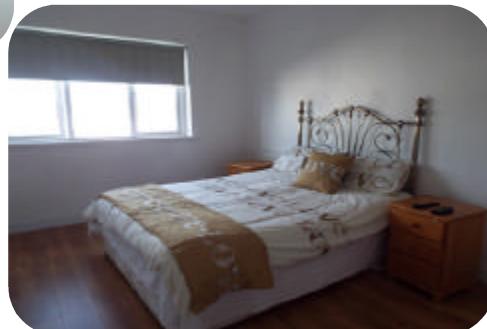
The bright spacious and light-filled interior comprises of entrance hallway, sitting room, living room, lounge, kitchen /dining room, 3 bedrooms and bathroom.

Outside the property there has a large front garden with ample parking and a private enclosed rear garden.

A viewing of this modern extended home is highly recommended.

Special Features

- * Mid Terrace
- * Cul de sac
- * Double glazed PVC windows
- * Excellent decorative condition
- * Kitchen / Dining room extension
- * Oil fired central heating
- * 3 double bedrooms
- * 3 Reception rooms
- * Adjacent to schools, shops and public transport
- * Close proximity to City Centre



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway	4.5m x 1.95m 14'7" x 6'4"	Black PVC entrance door with double glazed frosted and leaded glass insets. Timber flooring. Under-stairs storage area.
Sitting Room	4m x 3.3m 13'1" x 10'8"	
Family Room	4.32m x 3.5m 14'1" x 11'5"	Modern cast-iron fireplace with ornate surround and marble hearth. Timber flooring. T.V. point.
Kitchen / Dining Room	3.35m x 5.65m 10'9" x 18'5"	Modern fitted kitchen with ample array of eye and floor level units. Display cabinets. Cutlery drawer. Pot drawers. Single drainer. 1.5 bowl stainless steel sink unit with mixer tap. Electric double oven. Whirlpool 4 plate gas hob. Extractor fan. Nordmende fitted microwave. Plumbed for washing machine. Timber flooring. Recessed lighting. Double glazed pvc french doors to rear garden.
Lounge Room	3.55m x 2.45m 11'6" x 8'	Timber flooring.
Upstairs		
Bedroom 1	4m x 3.4m 13'1" x 11'1"	Timber flooring.
Bedroom 2	4.3m x 3.5m 14'1" x 11'5"	Timber flooring. Fitted wardrobe.
Bedroom 3	3.2m x 2.5m 10'5" x 8'2"	Timber flooring.
Bathroom	2.3m x 2m 7'5" x 6'5"	Bath with shower attachment. W.C.. Wash hand basin. Fully tiled floor. Part-tiled walls.