

Outside

Fully walled court yard to the rear. Walled and railed front garden.



**5 Crescent Avenue,
O'Connell Avenue,
Limerick.**

Viewing strictly by appointment

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Price

Region €215,000

Barrack House, O'Connell Avenue, Limerick.
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New to the market we introduce this period residence presented in good decorative condition throughout, retaining many of its original features and located in a quiet cul de sac avenue within walking distance to the city centre and all its amenities.

The accommodation comprises of entrance hallway living room, family room, kitchen/breakfast room, utility room, shower room, three bedrooms and bathroom.

Viewing is highly recommended.

Special Features

- * Red brick period residence
- * Gas fired central heating
- * Mid terrace
- * Original sash windows
- * Original fire places
- * Cul de sac
- * Adjacent to O'Connell Ave & St. Josephs Church
- * Walking distance to city centre & all amenities
- * Two reception rooms
- * Three bedrooms
- * Good condition



Downstairs			
Accommodation	Size		Description
	M.	Ft.	
Entrance Hallway	7.15 m x 1.1 m 23'5" x 3'6"		Hardwood entrance door with fan light. Picture rail. Dado rail. Original tiling. Covings.
Living Room	3.7 m x 3.95 m 12'1" x 12'9"		Original marble fireplace with cast iron & tiled inset & hearth. TV point. Covings. Picture rail.
Family room	3.95 m x 3.05 m 12'9" x 10'		Original marble fireplace with cast iron & tiled inset & tiled hearth.
Kitchen/Breakfast Room	4.32 m x 2.8 m 14'2" x 9'2"		Modern fitted kitchen with ample array of eye & floor level units. Single drainer stainless steel sink unit with mixer tap. Tiled splashback area & tiled floor. Plumbed for dishwasher. Creda electric oven. Four plate hob & extractor fan. Door to understairs storage unit.
Utility Room	3.0 m x 1.2 m 9'8" x 3'9"		Plumbed for washing machine. Tiled floor. Gas boiler.
Shower Room	1.65 m x 2.0 m 5'4" x 6'6"		Fully tiled shower cubicle. WC, Wash hand basin. Tiled floor.
Upstairs			
Bedroom 1	4.87 m x 3.93 m 16' x 12'9"		Original cast iron fireplace. Picture rail.
Bedroom 2	3.96 m x 3.07 m 13' x 10'1"		
First Floor Return			
Bedroom 3	3.0 m x 2.45 m 9'8" x 8'04"		
Bathroom	2.13 m x 1.81 m 7' x 5'9"		Bath with Triton T90si electric shower. WC Wash hand basin. Fully tiled walls & floor.