

Accommodation	Size M. Ft.	Description
Landing		Hotpress with dual immersion. Access to attic via stira staircase.
Bedroom 1	3.65 m x 4.48 m 12' x 14'7"	Tongue & groove sanded & varnished floor. TV point. Bay window. Fitted sliders.
Ensuite	1.68 m x 1.4 m 5'5" x 4'6"	Shower cubicle with Mira Elite electric shower. W.C. W.H.B. Recessed lighting. Extractor fan. Fully tiled walls & floor.
Bedroom 2	3.65 m x 3.0 m 12' x 9'8"	Range of fitted wardrobes with overhead presses. Tongue & groove sanded & varnished floor.
Bedroom 3	5.65 m x 2.5 m	Tongue & groove sanded & varnished floor. Range of fitted sliders.
Bedroom 4	2.5 m x 2.6 m 8'2" x 8'5"	Tongue & groove sanded & varnished floor.
Shower Room	2.13 m x 2.01 m 7' x 6'6"	Shower cubicle with glass sliding door and Triton T90 Z electric shower. W.C. W.H.B. Fully tiled walls & floor. Recessed lighting. Extractor fan.

### Outside

Walled and fenced front garden mainly laid to lawn.  
Tarmacademed driveway.  
Fully walled rear garden which has been tastefully landscaped and is well stocked with trees, shrubs, plants and bamboo.  
Extensive flagged patio area. Part lawned.  
Outside tap and light. Barna shed.

PRSA Licence 002371



Viewing strictly by appointment

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**PROPERTY  
PARTNERS**

DE COURCY O'DWYER

**FOR SALE**

**15 Cragaun,  
Fr. Russell Road,  
Limerick.**



**Price**

**Region €250,000**

Barrack House, O' Connell Avenue, Limerick.  
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**W**e are delighted to introduce for sale this fabulous four bedroom family home located in this ever popular residential estate close to Raheen Industrial Estate, the Crescent Shopping Centre, University Hospital Limerick and a host of other amenities to include schools, shops and public transport.

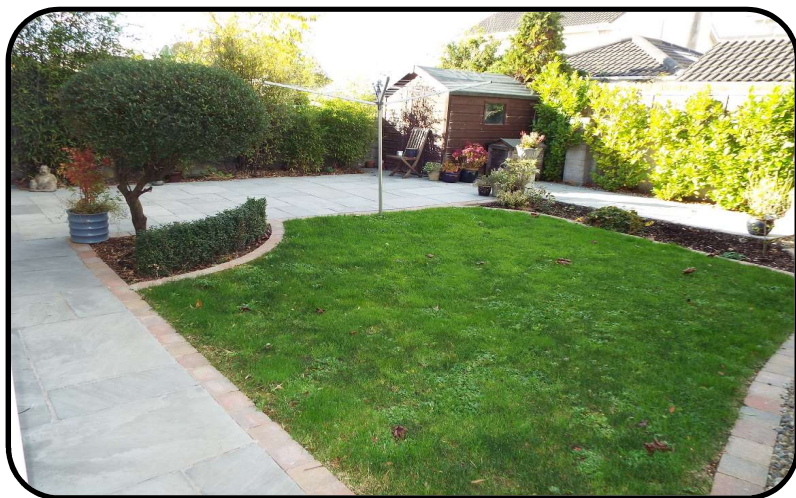
**T**he bright, spacious and well cared for accommodation of this property comprises of entrance hallway, living room, family room, kitchen/dining room, utility room, guest W.C., four bedrooms (main ensuite) and shower room.

**O**utside the property is further enhanced by a fully walled landscaped rear garden and a front garden with off street parking.

**A** viewing of this property is highly recommended.

### Special Features

- \*Semi-detached
- \*c.1,464 Sq. Ft. (136 Sq. M.)
- \*Gas fired central heating
- \*Double glazed windows
- \*Ensuite
- \*Two reception rooms
- \*Four bedrooms
- \*Excellent decorative condition
- \*Modern fitted kitchen
- \*Utility room



Downstairs		
Accommodation	Size M.      Ft.	Description
Entrance Hallway	4.55 m x 1.88 m 14'9" x 6'2"	Hardwood entrance door. Solid maple flooring. Telephone point. Alarm point. Understairs storage area.
Living Room	5.4 m x 3.68 m 17'7" x 12'1"	Feature cast iron open fireplace with marble hearth. Solid maple flooring. TV point. Bay window.. Double glass panelled doors leading to kitchen / dining room.
Kitchen/Dining Room	8.5 m x 3.6 m 17'2" x 11'5"	Modern fitted kitchen wiith array of eye & floor level units. Single drainer stainless steel sink unit with mixer tap. Double glazed french doors to rear garden.
Utility Room	1.82 m x 1.5 m 5'9" x 4'9"	Plumbed for washing machine. Condenser Gas boiler. Door to side & rear garden.
Guest W.C.		W.C. Wash hand basin.
Family Room	4,7 m x 2.5 m 15'4" x 8'2"	Solid maple flooring.

