

Upstairs

Accommodation	Size		Description
	M.	Ft.	
Bedroom 3	3.15m	2.75m 10'3" x 9"	Timber flooring. Range of fitted wardrobes, overhead presses drawers and vanity unit.
Shower Room			Fully tiled shower cubicle. W.C. and wash hand basin.

Outside

Fully walled rear garden mainly laid to patio area. Walled front garden with gated cobblelocked driveway. Maintenance free front garden with maturing plants and shrubs.



“The Home of High Standards”

Viewing strictly by appointment

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**17 Southville Gardens,
Ballinacurra,
Limerick.**

Price

Region €195,000

Barrack House, O' Connell Avenue, Limerick.

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We are delighted to offer for sale this prime residential family home located in a quiet cul-de-sac in this ever popular mature private estate just off the Ballinacurra Road within close proximity to the city centre and all its amenities.

The bright, spacious and well cared for accommodation comprises of entrance porch, entrance hallway, living room, family room, kitchen, 3 bedrooms and bathroom. There is a garage attached to the side of the property which has a downstairs shower room and there is a large rear garden and front garden with off street parking.

A viewing of this property is highly recommended.

Special Features

- * Semi detached
- * Oil fired central heating (new boiler)
- * Triple glazed windows (recently installed)
- * Cul-de-sac
- * Modern fitted kitchen
- * Well maintained residence
- * Garage
- * Excellent scope to extend to the rear and convert garage subject to planning
- * Close proximity to city centre
- * BER: E2



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Porch	2.1m x 0.7m 6'9" x 2'3"	White aluminium sliding porch door. Porch light. Tiled porch aluminium entrance door to ...
Entrance Hallway	4.6m x 2.73m 15' x 9'	Timber flooring. Alarm point. Understairs storage area. Cloaks closet.
Living Room	3.6m x 3.2m 11'8" x 10'5"	Double doors to ...
Family Room	4.45m x 3.5m 14'6"	Tiled fireplace. Fitted shelving and tv stand. TV point. Telephone point.
Kitchen	2.8m x 3.2m 9'2" x 10'5"	Modern fitted kitchen with an array of eye and floor level units. Four cutlery drawers. Single drainer steel sink unit with mixer tap. Plumbed for washing machine. Breakfast counter. Door to
Garage		
Downstairs Shower Room	2.5m x 1.9m 8'2" x 6'2"	Fully tiled shower cubicle. W.C. Wash hand basin. Fully tiled walls and floor.
Upstairs		
Landing		Hotpress with dual immersion
Bedroom 1	3.5m x 4.3m 11'5" x 14'11"	Timber flooring. Telephone point. Range of fitted wardrobes. Overhead presses and vanity unit.
Bedroom 2	3.5m x 3.25m 11'5" x 10'7"	Timber flooring. Range of fitted wardrobes. Overhead presses, drawers and vanity unit.