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3 Cois Abhainn,  
Lower Park,  
Corbally, Limerick

**W**e are delighted to announce this spacious four bedroom detached family residence for sale. Located in a cul de sac development of 20 only houses, built c. 2006 and within close proximity to primary and secondary schools, Grove Island Shopping and Leisure centre whilst only a few minutes drive from the city centre and all its amenities.

**A**ccommodation comprises entrance hallway, living room, family room, kitchen/dining room, utility room, guest W.C. four bedrooms (two ensuite) and main bathroom.

**O**utside to the rear a westerly facing rear garden which is fully walled and two gated side entrance ways.

Price
Region €295,000

Barrack House, O' Connell Avenue, Limerick.

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### Special Features

- \* Detached
- \* Double glazed windows
- \* Oil fired central heating
- \* Four bedrooms
- \* Two ensuite & main bathroom
- \* Alarm
- \* Superb decorative condition throughout
- \* Westerly facing rear garden
- \* Cul de sac development of only 20 houses
- \* Built c. 2006

### Local Amenities/Services

- \* **Schools:** Primary: Scoil Ide  
Secondary: St. Munchins, St. Marys
- \* **Shops:** Supervalu



## Downstairs

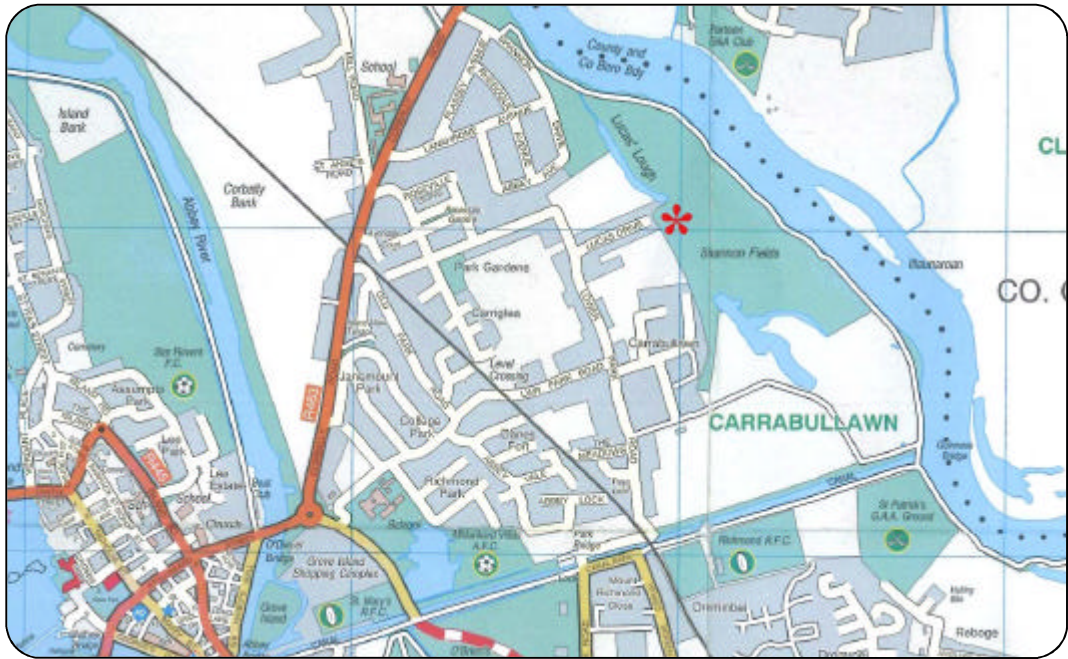
Accommodation	Size	Description
Entrance Hallway	4.28 m x 1.86 m 14' x 6'1"	Hardwood entrance door. Alarm point. Coving. Recessed lighting. Understairs storage area. Hardwood Birch floors.
Living Room	6.2 m x 3.85 m 20'3" x 12'6"	Hardwood birch floors. Feature marble fireplace. Coving. Recessed lighting. Bay window. TV point.
Family Room	5.0 m x 3.0 m 16'4" x 9'8"	Hardwood birch floors. Coving. Recessed lighting. Bay window. TV point.
Kitchen/Dining Room	6.38 m x 3.5 m 20'9" x 11'5"	Modern fitted kitchen with ample array of eye & floor level units. Display cabinets. Single drainer 1 1/2 bowl stainless steel sink unit with mixer tap & tiled splash back area. Whirlpool electric oven & four plate hob. Extractor fan. Recessed lighting. Four cutlery drawers. Two pot drawers. Fully tiled floor. Island with over hand lighting system. Integrated fridge freezer. Integrated dishwasher. Door to...
Utility Room	3.5 m x 2.56 m 11'5" x 8'4"	Fitted eye level units & press. Plumbed for washing machine. Vented for dryer. Fully tiled floor.
Guest W.C.	1.25 m x 1.4 m 4'1" x 4'6"	WC Wash hand basin. Fully tiled floor.

## Upstairs

Landing		Hot press with dual immersion. Access to attic via Stira staircase.
Master Bedroom	3.94 m x 5.85 m 12'9" x 19'2"	Range of fitted wardrobes. Overhead presses. Vanity unit & drawers. Large bay window. Telephone point.
Ensuite	2.15 m x 1.7 m 7'1" x 5'6"	Fully tiled ensuite. Shower cubicle with Triton T90si electric shower. Folding glass shower door. W.C. Wash hand basin.
Bedroom 2	3.16 m x 3.0 m 10'4" x 9'8"	Fitted wardrobe. Drawers. Pine flooring. TV point.
Ensuite	3.0 m x 0.87 m 9'8" x 2'8"	Fully tiled ensuite. Shower cubicle with Triton T90si electric shower. W.C. Wash hand basin.
Bedroom 3	3.87 m x 3.96 m 12'7" x 12'9"	Pine flooring.
Bedroom 4	3.0 m x 3.65 m 9'8" x 11'9"	Pine flooring.
Bathroom	2.6 m x 1.9 m 8'5" x 6'2"	Bath with telephone shower attachment & Triton T90si electric shower. W.C. Wash hand basin. Fully tiled walls & floor.

Outside

Front garden mainly laid to lawn. Large cobblelock driveway.  
Westerly facing fully walled rear garden mainly laid to lawn. Cobblelock patio area. Large barna shed. Gated side entrance way to both sides.



Viewing strictly by appointment

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