

Upstairs			
Accommodation	Size		Description
	M.	Ft.	
Landing			Hotpress. Access to attic via stira staircase.
Shower Room	1.6m x 1.8m 5'2" x 5'9"		Fully tiled shower cubicle. Wash hand basin in vanity unit. W.C. Fully tiled walls and floor. Extractor fan.
Bedroom 1	3.35m x 3.05m 10'10" x 10'		
Bedroom 2	3.2m x 2.4m 10'5" x 7'8"		Range of fitted wardrobes and overhead presses
Bedroom 3	2.2m x 2.87m 7'2" x 9'4"		

Outside

Fully walled front garden with opening to cobble locked driveway. Fully walled rear garden with garden shed built of block construction (2.8m x 1.7m). Timber garden shed (3.6m x 3m) which has a pitched felt roof. Gated side entrance way. Outside tap and light.



PRSA Licence 002371

Viewing strictly by appointment

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**3 Colbert Park,
Janesboro,
Limerick.**

Price

Region €75,000

Barrack House, O'Connell Avenue, Limerick.
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New to the market comes this fine 3 bedroom semi detached residence in a well established neighbourhood within close proximity to the city centre and all its amenities.

Spacious accommodation comprises of entrance porch, entrance hallway, family room, living room, kitchen / dining room, 3 bedrooms and shower room.

Outside the property is further complimented by fully walled front and rear gardens with off street parking to the front and a large garden shed to the rear.

Viewing is highly recommended.

Special Features

- * Semi detached
- * Double glazed aluminium windows
- * Gas fired central heating
- * Kitchen extension
- * Off street parking
- * Close proximity to the city centre
- * Established neighbourhood
- * Large garden shed
- * Cul de sac



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Porch	1.95m x 0.9m 6'4" x 2'9"	Bronze aluminium sliding porch door. Tiled floor.
Entrance Hallway	2.35m x 1.8m 7'7" x 5'9"	Woodgrain PVC door with double glazed frosted and leaded inset. Solid timber flooring.
Family Room	3.35m x 2.25m 10'10" x 7'4"	Coving. Hardwood flooring.
Living	5.25m x 4m 17'2" x 13'12"	Featured tiled fireplace with gas coal effect fire inset. Solid timber flooring. Fitted t.v. stand. Double pine doors with glass insets leading to
Kitchen / Dining Room	4.9m x 2.5m 16' x 8'2"	Fitted kitchen with an array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Tiled splashback area. Part tiled floors. Part hardwood timber flooring.

