

Outside

Walled & private rear garden.
Walled & railed front garden with paved patio area.



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

Viewing strictly by appointment

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Price

Region €170,000

Barrack House, O'Connell Avenue, Limerick.
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We are delighted to offer for sale this fine period residence which is located in a quiet cul de sac of residential houses opposite St. Josephs Church, off O'Connell Avenue, close to Limerick City centre and all its amenities.

The deceptively spacious accommodation comprises of entrance hallway, living room, family room, kitchen/breakfast room, three bedrooms, bathroom, attic room and ensuite.

This period property whilst requiring some modernisation requires many of its original features and would make for a very comfortable city residence.

Outside the property is enhanced by a fully walled private rear garden and a walled and railed front garden.

A 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
- * Attic conversion
- * BER: F



Downstairs			
Accommodation	Size		Description
	M.	Ft.	
Entrance Hallway	7.45 m x 1.65 m 24'4" x 5'4"		Dado rail. Tiled floor. Covings.
Guest W.C.			WC Wash hand basin.
Living Room	3.5 m x 4.0 m 11'5" x 13'1"		Original marble fireplace. Covings. Picture rail. Timber flooring.
Family room	4.12 m x 2.88 m 13'5" x 9'4"		Feature fireplace. Covings.
Kitchen/Breakfast Room	4.5 m x 2.7 m 14'8" x 8'9"		Fitted kitchen with array of eye & floor level units. Single drainer stainless steel sink unit with mixer tap. Quarry tiled floor. Plumbed for washing machine. Gas boiler. Door to rear garden.
First Floor Return			
Bedroom 1	2.85 m x 2.4 m 9'4" x 7'9"		Tiled fireplace.
Bathroom	1.9 m x 1.9 m 6'2" x 6'2"		Bath with Triton T90xr electric shower. WC, Wash hand basin. Tiled floor. Part tiled walls.
Upstairs			
Bedroom 2	2.95 m x 4.1 m 9'7" x 13'5"		Cast iron fireplace.
Bedroom 3	4.7 m x 4.1 m 15'4" x 13'5"		Cast iron fireplace. Tongue & groove sanded & varnished floor.
Attic Room	4.0 m x 3.7 m 13'1" x 12'1"		
Ensuite			Shower cubicle with Triton T90i electric shower. WC Wash hand basin.