

## Outside

Front garden mainly laid to lawn with tarmacadamed driveway for up to 3 cars.

Gated side entranceway.

Rear garden mainly laid to lawn. Walled to rear and fenced to both sides. Patio area. Outside light and tap.



## “The Home of High Standards”

Viewing strictly by appointment

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PRSA Licence 002371



**22 Garanbawn,  
Murroe, Co. Limerick**

### Price Guide

Region: €150,000

Barrack House, O'Connell Avenue, Limerick.

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**W**e are delighted to introduce for sale this spacious 3 bedroom semi, located within a quiet cul de sac, in this popular development within walking distance of all amenities of Murroe.

**T**he accommodation comprises of entrance hallway, guest w.c., living room, kitchen / dining room, 3 bedrooms, main ensuite and bathroom.

**O**utside the property is further enhanced by a good sized rear garden and a large front garden with off-street parking for up to 3 cars.

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

### Special Features

- \* Semi-detached
- \* Double glazed windows
- \* Oil fired central heating
- \* 3 double bedrooms
- \* Ensuite
- \* Guest W.C.
- \* Cul de sac
- \* C. 110 sq.m. (1,184 sq.ft)



Downstairs		
Accommodation	Size M. Ft.	Description
Entrance Hallway	5.65m x 2.5m 15'6" x 6'9"	Hardwood entrance door. Tiled floor. Telephone point.
Guest W.C.	1.55m x 1.27m 15'6" x 6'9"	W.C.. Wash hand basin. Tiled floor.
Living Room	5.75m x 4.05m 18'5" x 9'8"	Feature cast iron fireplace with marble hearth and ornate surround. Large bay window. T.V. point. Double doors leading to...
Kitchen / Dining Room	6.15m x 4m 17'4" x 11'5"	Modern fitted kitchen with an array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Plumbed for dishwasher. Tricity Bendix electric oven. 4 plate hob. Extractor fan. Fully tiled floor. Part-tiled walls. Double-glazed sliding patio door to rear garden.
Upstairs		
Landing		Hot press with dual immersion.
Bedroom 1	4m x 3.35m 14'7" x 9'2"	Range of fitted wardrobes. T.V. point.
Ensuite	2.8m x 1.75m 9'1" x 2'6"	Fully tiled shower cubicle with Mira Elite QT electric shower. W.C.. Wash hand basin. Tiled floor.
Bedroom 2	4.35m x 2.85m 9' x 8'5"	Range of fitted wardrobes.
Bedroom 3	3.15m x 3.25m 9' x 8'5"	
Bathroom	2.15m x 1.9m 7'9" x 5'5"	Bath with shower attachment. W.C.. Wash hand basin. Tiled floor. Part-tiled walls.