

Outside

Front garden with tarmacadam driveway. Private rear garden mainly laid to lawn. Patio area.



**The Rockery,
Farranshone, Ennis Road,
Limerick.**

PRSA Licence 002371

Viewing strictly by appointment

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Price

Region €120,000

Barrack House, O' Connell Avenue, Limerick.
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New to the market comes this spacious, 2 bedroom townhouse, located in this ever popular area of Farranshone which is in walking distance of the city centre and all its amenities.

The spacious accommodation comprises of living room, family room, kitchen / breakfast room, 2 large bedrooms and shower room.

Outside the property is further enhanced by a large rear garden and front garden with off street parking.

Special Features

- * Mid Terrace
- * Spacious Accommodation
- * Private rear garden
- * Off street parking
- * Excellent potential
- * Close to a host of amenities
- * BER RATING: G



Downstairs			
Accommodation	Size		Description
	M.	Ft.	
Entrance Porch	2.65m x 0.95m 8'7" x 3'11"		Double glazed sliding stone porch door. Tiled Floor. Porch light.
Entrance Hallway	4.9m x 2.0m 16' x 6'6"		Hardwood entrance door. Original tiled floor. Cloaks closet. Telephone point.
Living Room	3.72m x 4.76m 12'2" x 15'6"		Original marble fireplace with gas coal effect fire inset. Large bay window. TV point.
Family Room	3.75m x 3.6m 12'3" x 11'8"		Original marble fireplace with gas coal effect fire inset. TV point.
Kitchen cum breakfast Room	5.1m x 1.95m 16'7" x 6'4"		Single drainer stainless steel sink unit. Kitchen presses. Plumbed for washing machine. Tiled floor. Door to rear garden.
Upstairs			
Bedroom 1	5.5m x 3.75m 18' x 12'3"		Range of fitted wardrobes.
Bedroom 2	3.62m x 3.75m 11'9" x 12'3"		Range of fitted wardrobes
Shower Room	2.0m x 2.5m 6'6" x 8'2"		Shower room cubicle with Triton T90 electric shower. W.C. Wash hand basin. Fully tiled walls and floor.