

Outside

Front garden walled and railed with pedestrian gate.
Outside to the rear fully enclosed walled private rear garden.



Viewing strictly by appointment

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**3 Verona Esplanade,
O'Connell Avenue,
Limerick.**

Price

Region €175,000

Barrack House, O'Connell Avenue, Limerick.
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New to the market comes this strategically placed residence located just off O'Connell Avenue, within just a short stroll from city centre and all its amenities. This period residence built C. 1910, whilst maintaining many of its original features offers the discerning purchaser the opportunity to put their own stamp to the property.

The spacious accommodation comprises of entrance hallway, living room, family room, dining room, kitchen, three bedrooms (one ensuite) and bathroom.

Outside the property has a private rear courtyard and a railed front garden.

Special Features

- * Period residence
- * Mid terrace
- * Double glazed windows
- * Oil fired central heating
- * 2 reception rooms
- * Private rear courtyard
- * 3 double bedrooms
- * 2 bathrooms
- * Cul de sac
- * Off O'Connell Avenue and adjacent to city centre
- * Built C. 1910



Downstairs			
Accommodation	Size		Description
	M.	Ft.	
Entrance Hallway	6.62m x 2 m 21'7" x 6'6"		Coving. Picture rail. Original tile Telephone & alarm point. Dado
Living Room	4.68 m x 3.85m 15'4" x 12'6"		Centre piece and coving. Picture rail. Original marble fireplace with tiled inset, tiled hearth. TV point
Family room	4.3 m x 3.88 m 14'1" x 12'7"		Coving. Picture rail. Original fireplace with cast iron & tiled inset. Tiled hearth. Dimmer switch.
Dining Room	3.47 m x 3.0 m 11'4" x 9'8"		Tiled floor. Understairs storage
Kitchen	3.15 m x 2.45 m 10'3" x 8'		Fitted kitchen with array of eye level units, four cutlery drawers drainer stainless steel sink unit mixer tap. Plumbed for washing machine. Tiled floor. Door to rear garden.
First Floor Return			
Bathroom	2.7 m x 2.14 m 8'8" x 7'		Bath with telephone shower attachment. WC Wash hand basin. Tiled walls
First Floor			
Bedroom 1	3.87 m x 3.75 m 12'7" x 12'3"		Sanded & varnished pine flooring
Bedroom 2	4.1 m x 3.3 m 13'5" x 10'8"		Sanded & varnished pine flooring
Ensuite	2.7 m x 0.8 m 8'8" x 2'6"		Shower cubicle with Triton T9C electric shower. WC Wash hand basin. Extractor fan. Fully tiled walls & floor
Bedroom 3	3.66 m x 2.5 m 12' x 8'2"		Sanded & varnished flooring.