

Accommodation	Size		Description
	M.	Ft.	
Landing			Hot press with dual emersion.
Bathroom	2.47 m x 1.7 m 8'1"x 5'6"		Bath with tiled surround, WC and whb with tiled splash back. Fully tiled floor
Bedroom 3	4.0 m x 2.85 m 13'1" x 9'4"		Fitted wardrobes.
Bedroom 4	4.0 m x 3.37 m 13'1"x 11'0"		Fitted wardrobes.
En-Suite			Tiled shower cubicle with Triton T80XT electric shower. WC and whb with tiled splash back and fully tiled floor.
Bedroom 5	2.6 m x 3.1 m 8'5" x 10'1"		Fitted wardrobe.
<b>Outside</b>			
<p><b>O</b>utside there are front and rear gardens with off street parking to the front and a private aspect to the rear.</p>			

#### Viewing strictly by appointment

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**19 Castlebrook  
College Court  
Limerick**

#### Price

Region €179,000

Barrack House, O' Connell Avenue, Limerick.  
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We are delighted to introduce for sale this fine five bedroomed semi-detached property ideally located adjacent to UL and all its amenities and still has the benefit of being within close proximity to the City Centre and all it has to offer.

The accommodation comprises of Entrance Hallway, Shower Room, Living Room, Kitchen/Breakfast Room, Utility Room, 5 Bedrooms (main En-suite) and Bathroom.

Outside there are front and rear gardens with off street parking to the front and a private aspect to the rear.

#### Special Features

- \* Gas fired central heating
- \* Double glazed windows
- \* Five bedrooms
- \* Cul de Sac
- \* Adjacent to The University of Limerick and all its amenities
- \* Close proximity to City Centre
- \* Excellent investment or private residence

Downstairs		
Accommodation	Size M. Ft.	Description
Entrance Hallway	5.2 m x 1.97 m 17'1" x 6'5"	Tiled floor, understairs storage, telephone point. White aluminium entrance door. Fully tiled floor.
Shower Room	2.6 m x 1.7 m 8'5" x 5'6"	Tiled shower cubicle with Triton T80SI electric shower. WC and whb, fully tiled floor.
Living Room	4.2 m x 4.0 m 13'8" x 13'1"	Feature marble fireplace with mahogany surround and marble hearth. TV point.
Bedroom 1/Dining Room	3.75 m x 3.57 m 12'3" x 11'7"	
Bedroom 2 / Family Room	3.7 m x 2.4 m 12'1" x 7'9"	
Kitchen/Breakfast Room	3.7 m x 3.4 m 12'1"x 11'1"	Array of eye and floor level units, four cutlery drawers, single drainer stainless steel sink unit with mixer tap, tiled splash back area. Fully tiled floor.
Utility Room	3.7 m x 1.57 m 12'1"x 5'2"	Plumbed for washing machine and dryer. Fully tiled floor. Eye level units, shelving, aluminium glass panelled door to rear garden.