

1st Floor

Accommodation	Size		Description
	M.	Ft.	
Bedroom 3	4m	3.95m 13'1"	Cast iron fireplace. Picture rail.
Bedroom 4	6m	4.4m 19'7" x 14'4"	Feature marble fireplace with cast iron and tiled inset. Picture rail.

Outside

Railed and gated front garden. Walled rear garden with access to rear laneway which can provide vehicular access and parking if required.



“The Home of High Standards”

Viewing strictly by appointment

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2 Mortell Terrace,
O'Connell Avenue,
Limerick.

Price

Region €350,000

Barrack House, O'Connell Avenue, Limerick.

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We are delighted to present for sale this substantial period residence which is located in one of Limerick's most popular residential areas just a short stroll from city centre and its amenities. The property offering C. 2,000 sq. ft. (185 sq. mtrs.) of accommodation whilst needing some refurbishment would make for an ideal family home.

The accommodation comprises of entrance hallway, living room, family room, kitchen, bathroom, 4 bedrooms and 2 bathrooms.

Outside the property is further complimented with a railed and gated front garden and a rear garden with access to a laneway which can provide vehicular access and parking.

Special Features

- * Mid terrace
- * Period residence
- * C. 2,000 sq. ft. (185 sq. mtrs.)
- * Adjacent to city centre
- * Vehicular access to rear
- * 4 bedrooms
- * Superb potential
- * Cavity block construction
- * 3 phase power in workshop



Downstairs			
Accommodation	Size		Description
	M.	Ft.	
Entrance Hallway	8.6m x 1.5m	28'2"	
Living Room	4.45m x 5.6m (into bay)	14'6" x 18'4"	Feature marble fireplace. Covng. Picture rail. Large bay window.
Family Room	4m x 3.95m	13'12" x 12'10"	Feature marble fireplace with cast iron and tiled inset. Covng.
Kitchen	3.8m x 2.6m	12'5" x 8'5"	Tiled fireplace. Single drainer stainless steel sink unit. Plumbed for washing machine.
Bathroom	2.15m x 2.45m	7' x 8'	Bath. W.C. Wash hand basin.
Bedroom 1	4.25m x 3.1m	13'9" x 10'2"	Tiled fireplace.
Upstairs Return			
Separate W.C.	1.6m x 1.6m	5'2" x 5'2"	W.C. & wash hand basin.
Bathroom	2.55m x 2m	8'4" x 6'6"	Bath. Wash hand basin. Tiled walls.
Kitchenette	2.8m x 2m	9'2" x 6'6"	
Bedroom 2	4.25m x 4m (into bay)		Feature marble fireplace with cast iron and tiled inset. Large bay window. T.V. point.