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Carrig Rua,
Drombana,
Co. Limerick.

We are delighted to offer for sale this substantial detached residence on c. 0.5 acres within close proximity to Limerick City and all its amenities.

The bright, spacious accommodation comprises of entrance hallway, living room, sitting room, kitchen/dining room, sun lounge, utility and guest WC downstairs. Upstairs there are five bedrooms, main with ensuite and walk in wardrobe and main bathroom.

This modern property whilst needing some finishing touches will make for a fine family home.

Outside the property is further enhanced by front, side and rear gardens and a gated driveway.

Price

Region: €280,000

Barrack House, O'Connell Avenue, Limerick.

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Accommodation

Accommodation	Size	Description
Hallway	5.23 m x 3.0 m 17'2" x 9'8"	While aluminium entrance door with tiled hallway. Telephone point. Recessed lighting. Double doors to...
Living Room	6.75 m x 4.3 m 22'1" x 14'1"	Marble fireplace with cast iron inset and marble hearth. Solid timber flooring. Coving. Large bay window. TV point. Double glazed French doors to rear. Ornate radiator cover.
Sitting Room	3.75 m x 4.5 m 12'3" x 14'8"	Feature driftwood fireplace with cast iron and tiled inset. Large bay window. Timber flooring. TV point.
Kitchen/Dining Room	5.2 m x 3.65 m 17'1" x 11'9"	Modern fitted maple shaker style kitchen with ample array of eye & floor level units. Four cutlery drawers. 1 1/2 bowl stainless steel sink unit with mixer tap. Marble worktop space. Integrated dishwasher. Integrated freezer. Electrolux electric oven & four plate hob. Neff extractor fan. Recessed lighting. Tiled floor. Double glass doors to...
Sun Lounge	3.1 m x 3.3 m 10'2" x 10'8"	Timber flooring. Pine ceiling. Door to rear.
Utility Room	3.56 m x 2.95 m 11'7" x 9'7"	Plumbed for washing machine. Vented for dryer. Tiled floor. Alarm point. Aluminium door to rear. Door to hotpress with dual immersion. Door to...
Guest WC	1.75 m x 1.3 m 5'7" x 4'3"	Wc Wash hand basin.
Bedroom 1	3.67 m x 3.87 m 12' x 12'7"	Timber flooring.
Bedroom 2	3.4 m x 3.7 m 11'2" x 12'1"	Timber flooring.
Bedroom 3	3.4 m x 3.0 m 11'2" x 9'8"	Timber flooring.
Bedroom 4	3.0 m x 2.9 m 9'8" x 9'5"	Tongue & groove sanded & varnished floor.
Bedroom 5	4.3 m x 4.9 m 14'1" x 16'1"	WC Wash hand basin. Shower cubicle with Mira Elite electric shower. Fully tiled walls & floor. Fitted shelving.
Ensuite Shower Room	2.0 m x 1.8 m 6'6" x 5'9"	
Walk in Wardrobe	2.1 m x 2.0 m 6'9" x 6'6"	
Bathroom	2.55 m x 2.6 m 8'4" x 8'5"	Jacuzzi bath. WC Wash hand basin. Fully tiled walls & floor.

Special Features

* Detached	* Double glazed windows	* Sun Lounge
* Oil fired central heating	* Alarm	
* Large site C. 0.5 acres	* 5 double bedrooms	

Outside

Front, side and rear gardens extending to c. 0.5 acres. Walled front with double wrought iron entrance gates to a sweeping driveway. To the rear there is extensive patio area.

Viewing strictly by appointment

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