

First Floor			
Accommodation	Size		Description
	M.	Ft.	
Landing			
Bathroom	2.6 m x 1.75 m 8'5" x 5'7"		Bath with Mira Elite electric shower. WC Wash hand basin. Fully tiled floor. Part tiled walls.
Bedroom 1	3.9 m x 4.3 m 12'8" x 14'1"		Range of fitted wardrobes. TV & telephone points. Tongue & groove sanded & varnished floor.
Bedroom 2	3.6 m x 3.6 m 11'8" x 11'8"		Fitted wardrobe. TV & telephone points. Tongue & groove sanded & varnished floor
Bedroom 3	2.5 m x 2.8 m 8'2" x 9'2"		Fitted wardrobe. TV & telephone points. Tongue & groove sanded & varnished floor
Second Floor			
Bedroom 4	4.0 m x 3.85 m 13'1" x 12'6"		Range of fitted wardrobe. TV & telephone points. Tongue & groove sanded & varnished floor.
Ensuite	2.4 m x 0.8 m 7'9" x 2'6"		Fully tiled shower cubicle with Mira Elite 2 electric shower. WC Wash hand basin.

Outside	
Front garden part lawned with cobblelock driveway. Rear garden mainly laid to lawn. Cobblelock patio area. Outside light. Pedestrian access from the rear.	

Viewing strictly by appointment

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**15 Laurel Hill Court,
Summerville Avenue,
Limerick.**

Price
Region €180,000

Barrack House, O' Connell Avenue, Limerick.
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A great opportunity arises to acquire this substantial three storey property located in this hugely popular area of Summerville Avenue which is adjacent to Mary Immaculate College, the city centre and all its amenities.

The spacious and well laid out accommodation comprises entrance hallway, living room, kitchen/dining room, utility room, three bedrooms and bathroom on the first floor and a further bedroom with ensuite on the second floor.

Outside there is a private rear garden and front garden with off street parking.

Special Features

- * Alarm
- * Double glazed windows
- * Gas fired central heating
- * Four bedrooms
- * Adjacent Mary Immaculate College
- * Cul de sac
- * BER Rating: C3
- * Ensuite
- * Utility room
- * Private rear garden



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway	3.65 m x 1.96 m 11'92" x 6'4"	Hardwood entrance door. Alarm phone point.
Living Room	3.95 m x 4.25 m 12'9" x 13'9"	Feature cast iron fireplace with inset, ornate surround & marble TV point. Double doors to...
Kitchen / Dining Room	6.0 m x 3.65 m 19'7" x 11'9"	Fitted kitchen with ample array floor level units. Single drainer steel sink unit. Tiled splashback Breakfast counter. Electric oven plate hob. Extractor fan. TV point. Double glazed sliding patio door to garden.
Utility Room	2.65 m x 2.6 m 8'7" x 8'5"	Floor level units. Plumbed for washing machine. White aluminium door to garden.

