

Accommodation

Accommodation	Size		Description
	M.	Ft.	
Bedroom 1	3.9m	4.66m 12'8" x 12'3"	Bay window. Range of fitted wardrobes with overhead presses.
Bedroom 2	4.2m	3.94m 13'8" x 12'9"	Range of fitted wardrobes with overhead presses and drawers.
Bedroom 3	3.8m	2.9m 12'5" x 9'5"	

Outside

Fully walled mature front garden mainly laid to lawn. Rockery with maturing shrubs and plants. Border area with a variety of trees and plants. To the rear there is a fully walled rear garden mainly laid to lawn with garage and garden shed to rear. The property benefits from vehicular access to the rear offering off street parking.



O.S. LicenceAU0038307

Viewing strictly by appointment

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**Sienna,
South Circular Road,
Limerick.**

Price

Region €199,500

Barrack House, O'Connell Avenue, Limerick.
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New to the market comes this fine period semi detached family home which is superbly located within a short stroll of the city centre and all its amenities, yet in a quiet and leafy suburb offering peace and tranquility.

Right spacious accommodation of this home comprises of entrance hallway, living room, family room, kitchen / dining room, utility room, scullery, guest w.c., 3 bedrooms and bathroom.

Outside there are long front and rear gardens and the property is further enhanced by vehicular access to the rear garage.

A viewing of this property is highly recommended.

Special Features

- * Semi detached
- * Double glazed aluminium windows
- * Alarm
- * GFCH
- * Garage to rear
- * 2 Spacious reception rooms
- * Private rear garden
- * Excellent location
- * Adjacent to city centre
- * BER Rating: G



Downstairs		
Accommodation	Size M. Ft.	Description
Entrance Hallway	4.9m x 2.28m 16' x 7'5"	Aluminium entrance door with frosted glass inset. Hardwood timber flooring. Coving. Alarm point. Understairs storage area. Cloaks closet.
Living Room	4.45m x 4.2m 14'6" x 13'8"	Tiled fireplace with gas coal effect fire. Coving. Bay window. T.V. point. Double sliding doors to
Family Room	3.92m x 3.66m 12'9" x 12'	Coving. Original Timber French door leading to rear garden.
Kitchen / Dining Room	4.4m x 2.75m 14'4" x 9'	Eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Plumbed for dishwasher. Pantry unit. Breakfast counter. Tiled splash-back area. Door to...
Utility Room	3.27m x 1.73m 10'7" x 5'7"	Plumbed for washing machine.
Guest W.C.	2.55m x 1.75m 8'4" x 5'7"	Fully tiled shower cubicle with Triton electric shower. Wash hand basin. Door to rear garden.
Scullery		
Upstairs		
Landing		Hotpress with dual immersion. Access to attic via Stira staircase. The attic is fully floored.
Bathroom	2.32m x 2.06m 7'6" x 6'7"	Bath. W.C. Wash hand basin. Shower cubicle with T90 electric shower. Fully tiled walls. Recess lighting. Extractor Fan.