

Outside

Walled and hedged front garden mainly laid to lawn with off street parking for a number of cars. To the rear there is a fully walled west facing rear garden and a garden shed of block construction.



“The Home of High Standards”

Viewing strictly by appointment

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**33 South Claughan Road,
Garryowen,
Limerick.**

Price

Region €70,000

Barrack House, O'Connell Avenue, Limerick.
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We are delighted to offer for sale this 3 bedroom end of terrace residence located in this mature residential estate within close proximity to Limerick City Centre and all its amenities.

The accommodation comprises of living room, kitchen, dining room, utility room, 3 bedrooms and bathroom.

Outside the property is further complimented by a private rear garden and a large front garden with ample parking.

Special Features

- * End of terrace
- * Oil fired central heating
- * Double glazed windows
- * 3 bedrooms
- * Utility extension
- * Private west facing walled rear garden
- * Front and rear walls have been insulated
- * **BER Rating: E2**



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hall	2.75m x 1.8m 9' x 5'9"	White PVC entrance door with frosted and leaded glass inset. Tiled floor. Coving.
Living Room	5.5m x 3.15m 18' x 10'3"	Feature pine fireplace with cast iron inset. Solid fuel stove and marble hearth. Coving. Recessed lighting.
Kitchen	4.4m x 1.78m 14'4" x 5'8"	Array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap and tiled splashback area. Tiled floor.
Dining Room	3.45m x 1.55m 11'3" x 5'	
Utility Room	3.15m x 1.6m 10'3" x 5'2"	
Upstairs		
Landing		Access to attic via stira staircase.
Bathroom	1.75m x 1.8m 5'7" x 5'9"	Bath with Triton T90xr electric shower. W.C. and wash hand basin. Fully tiled walls and floor.
Bedroom 1	3.35m x 2.68m 11' x 8'8"	Fitted wardrobe.
Bedroom 2	3.45m x 3.9m 11'3" x 12'8"	Range of fitted wadrobes.
Bedroom 3	3m x 2.2m 9'8" x 7'2"	