

Outside

Fully walled front garden mainly laid to lawn with pedestrian access. To the rear there is a fully walled south west facing rear garden which is part lawned and has a gravelled driveway. Steel gate to the rear. Vehicular access from the rear.



Viewing strictly by appointment

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**18 Oakview Drive,
Ballinacurra,
Limerick.**

Price

Region €95,000

Barrack House, O' Connell Avenue, Limerick.

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New to the market comes this fine 3 bedroom mid terrace home situated in an established neighbourhood whilst being within close proximity to the city centre and all necessary amenities.

The accommodation comprises of entrance hallway, living room, family room, kitchen, 3 bedrooms and a bathroom.

Outside to the front there is a walled front garden which is mainly laid to lawn. To the rear there is a fully walled south west facing garden with vehicular access.

Special Features

- * Mid terrace
- * Double glazed windows
- * 2 reception rooms
- * South west facing rear garden
- * Vehicular access to rear
- * Superb central location
- * Adjacent to most of city amenities

* BER Rating: G



Downstairs		
Accommodation	Size M. Ft.	Description
Entrance Hallway	4.54m x 1.95m 14'9" x 6'4"	PVC entrance door. Telephone point. Unders storage area.
Living Room	3.8m x 3.35m 12'5" x 10'10"	Tiled open fireplace. T.V.
Family Room	3.53m x 4.14m 11'6" x 13'6"	Tiled open fireplace.
Kitchen	3.33m x 2.42m 10'9" x 7'9"	Array of eye and floor lev units. Single drainer stai steel sink unit with mixer Door to rear garden.
Upstairs		
Bedroom 1	3.35m x 3.95m 10'10" x 12'9"	
Bedroom 2	3.3m x 4.25m 10'8" x 13'9"	Range of fitted wardrobe overhead presses. Telep point.
Bedroom 3	3.2m x 2.4m 10'5" x 7'8"	
Bathroom	2.35m x 1.95m 7'7" x 6'4"	Bath. W.C. and wash hai basin.