

Outside

Fully walled enclosed private rear yard. Railed and walled front garden.



**6 Verona Esplanade,
O'Connell Avenue,
Limerick.**

Viewing strictly by appointment

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Price

Region €175,000

Barrack House, O'Connell Avenue, Limerick.
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A superb opportunity arises to acquire this spacious period residence located in this ever popular area just off O'Connell Avenue and within a short walk to the city centre.

Accommodation comprises of entrance hallway, living room, family room, dining room, kitchen, three bedrooms and bathroom.

Outside there is a railed front garden and a secluded rear garden.

Viewing is highly recommended.

Special Features

- * Period residence
- * Gas fired central heating
- * Double glazed windows
- * Alarm
- * 3 reception rooms
- * Cul de sac
- * Private rear garden
- * Fitted kitchen
- * Many original features
- * BER: E1



Downstairs			
Accommodation	Size		Description
	M.	Ft.	
Entrance Hallway	6.75 m x 1.55 m 22' x 5'1"		Timber flooring. Picture rail. Coving. Alarm point.
Living Room	4.5 m x 4 m 14'7" x 13'1"		Feature marble fireplace with tiled inset & hearth. TV point. Coving. Picture rail.
Family room	3.85 m x 4.1 m 12'6" x 13'5"		Feature marble fireplace with cast iron inset & tiled hearth. Coving. Picture rail.
Dining Room	2.95 m x 3.4 m 9'7" x 11'2"		Tiled floor. Recessed lighting. Telephone point.
Kitchen	3.0 m x 2.32 m 9'8" x 7'6"		Fitted kitchen with ample array of eye & floor level units. Single drainer stainless steel sink unit with mixer tap. Four plate hob. Extractor fan. Plumbed for washing machine. Recessed lighting. Tiled floor.
First Floor Return			
Bathroom	3.0 m x 2.75 m 9'8" x 9'		Free standing cast iron bath. WC Wash hand basin. Seperate shower unit. Recessed lighting. Tiled floor.
First Floor			
Bedroom 1	3.73 m x 3.92 m 12'2" x 12'9"		Cast iron fireplace with tiled inset.
Bedroom 2	3.95 m x 4.0 m 12'9" x 13'1"		Cast iron fireplace.
Bedroom 3	3.36 m x 2.32 m 11' x 7'6"		