

Accommodation	Size		Description
	M.	Ft.	
Bedroom 1	2.9 m x 2.6 m 9'5" x 8'5"		
Landing			Access to attic via Stira staircase. The attic is fully floored.
Bedroom 2	4.0 m x 3.95 m 13'1" x 12'9"		Cast iron fireplace with tiled inset. Picture rail. Fitted wardrobes with drawers in both alcoves.
Bedroom 3	3.95 m x 2.72 m 12'9" x 8'9"		Picture rail.
Bedroom 4	3.28 m x 2.15 m 10'8" x 7'1"		
Bathroom	2.57 m x 1.5 m 8'4" x 4'9"		Bath with large chrome shower attachment. WC. Wash hand basin. Fully tiled walls & floor. Recessed lighting. Ceiling fan.

Outside

Walled & railed front garden with pedestrian entrance gate. To the rear there is a fully walled garden which comprises of a patio area & small lawn area. Gated side entrance way.



Viewing strictly by appointment

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

Price

Region €295,000

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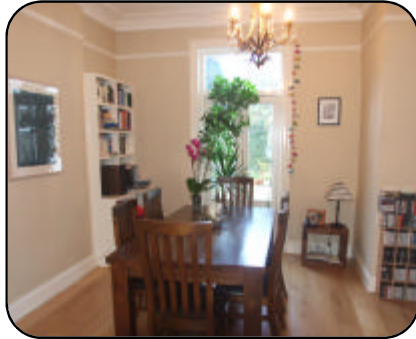
We are delighted to introduce to the market this wonderful period residence which is presented in walk in/turnkey condition and is located just off O'Connell Avenue in a quiet cul de sac and within very close proximity to the city centre. This charming property whilst retaining almost all of its original features has been cleverly extended and upgraded using top quality fittings throughout.

The well laid out and spacious accommodation comprises of entrance hallway, inner hall, guest WC, living room, family room, kitchen/dining room, four bedrooms and a bathroom.

The property is further complimented by a manageable rear garden and a railed front garden.

Special Features

- * Period residence
- * Cul de sac
- * Turnkey condition
- * Top quality fittings throughout
- * Fully floored attic space
- * Extended
- * Original features
- * Solid fuel stove in living room
- * Double glazed windows
- * 10 foot ceiling height upstairs
- * 9 foot ceiling height downstairs
- * Adjacent city centre
- * Quality residential avenue



Accommodation			
Accommodation	Size		Description
	M.	Ft.	
Entrance Hallway	6.6 m x 1.95 m 21'6" x 6'4"		Quarry tiled floor. Dado rail. Picture rail. Centre piece & coving. Archway. Understairs storage area.
Inner Hallway	3.35 m x 2.0 m 11' x 6'6"		Quarry tiled floor. Telephone point. Recessed lighting. Alarm point.
Guest W.C.			W.C Wash hand basin. Quarry tiled floor. Boiler room with gas boiler.
Living Room	4.64 m x 3.78 m 15'2 x 12'4"		Feature marble fireplace with cast iron inset, marble hearth & solid fuel stove inset. Solid oak wide plank flooring. Picture rail. Coving. TV point. Opening to...
Family Room	3.8 m x 4.15 m 12'5" x 13'6"		Picture rail. Coving. Solid oak wide plank flooring. Fitted oak shelving in both alcoves. Telephone & TV points. French door with double glazed inset windows leading to rear garden & patio area.
Kitchen/Dining Room			Fully fitted kitchen with ample array of eye & floor leve presses. Four cutlery drawers. Stainless steel sink unit with mixer tap. Tiled splashback area. Plumbed for washing machine & dishwasher. Vented for dryer. Electrolux electric oven & four plate ceramic hob & extractor fan. Double glazed & frosted PVC door to patior & rear garden. Tiled floor. Recessed lighting.