

Outside

Valled and fenced South West facing rear garden which is part lawned and has a large patio area. Gated side entrance way.

Front garden with part lawned area and tarmacadamed driveway.



“The Home of High Standards”

Viewing strictly by appointment

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PRSA Licence 002371



**14 Mount Richmond Close,
Rhebogue,
Limerick.**

Price Guide

Region: €159,950

Barrack House, O'Connell Avenue, Limerick.
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V detached residence which has recently been refurbished to include new kitchen, new windows and floor coverings.

The property which is within close proximity to the City Centre and all its amenities, is positioned in a quiet cul de sac of just 14 houses.

The bright, airy and recently decorated accommodation comprises of entrance hallway, living room, kitchen / dining room, 3 bedrooms and athroom.

The property is further complimented by a South West facing rear garden and front garden with off-street parking.

Special Features

- Semi-detached
- Full brick facade
- Double glazed woodgrain PVC windows
- Gas fired central heating
- Recently refurbished
- BER Rating - D1
- * Small cul de sac development of 14 houses
- * Close proximity to City Centre and all its amenities
- * Modern fitted kitchen
- * Off-street parking



Downstairs		
Accommodation	Size M. Ft.	Description
Entrance Hallway	4.25m x 1.8m 13'9" x 5'9"	Hardwood entrance door with frosted and leaded glass inset. Timber flooring. Under stairs storage. T.V. point. Alarm point.
Living Room	4.25m x 3.8m 13'9" x 12'5"	Marble fireplace with mahogany surround. Timber flooring. T.V. point. Double glass panelled doors to...
Kitchen / Dining Room	5.72m x 3.35m 18'8" x 11'	Modern fitted kitchen with ample array of eye and floor level units. Cutlery drawers. Single drainer stainless steel sink unit with mixer tap. Tiled splashback area. Electric oven and four plate hob. Extractor fan. Plumbed for washing machine. Fully tiled floor. Door to rear garden.
Upstairs		
Landing		Hot press with dual immersion.
Bedroom 1	3.7m x 3.58m 12'1" x 11'7"	Range of fitted wardrobes, overhead presses and vanity unit.
Bedroom 2	3.7m x 3.5m 12'1" x 11'5"	Range of fitted wardrobes, overhead presses and vanity unit.
Bedroom 3	2.5m x 2.75m 8'2" x 9'	Fitted wardrobes
Bathroom	2m x 2.35m 6'6" x 7'7"	Bath with glass shower door. W.C.. Wash hand basin. Tiled floor. Tiled bath surround.