

Upstairs Cont.

Accommodation	Size		Description
	M.	Ft.	
Bedroom 2	3.8m	2.9m 12'5" x 9'5"	Fitted wardrobe. Covng.
Bedroom 3	3m	2.72m 9'8" x 8'9"	Covng.

Outside

Old front garden mainly laid to lawn with off-street parking. Fully walled rear garden mainly laid to lawn. Patio area. Side entranceway.



“The Home of High Standards”

PRSA Licence 002371

Viewing strictly by appointment

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19 Coolraine Heights,
Old Cratloe Road
Limerick.

Price Guide:

Region €200,000

Barrack House, O'Connell Avenue, Limerick.

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We are delighted to introduce for sale this fine 3 bedroom semi-detached home presented in good condition and located close to a host of amenities and adjacent to Limerick Institute of Technology and Thomond Park.

The bright, spacious accommodation comprises of entrance hall, guest W.C., living room, kitchen / dining room, family room, 3 bedrooms main ensuite and bathroom.

Outside the property is further enhanced with fully walled front and rear gardens and off-street parking.

Special Features

- * Semi detached
- * Double glazed windows
- * Gas fired central heating
- * Cul de sac
- * 2 reception rooms
- * Adjacent to Limerick Institute of Technology
- * Ensuite
- * Well maintained property
- * Off-street parking
- * BER Rating - D2



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway	4.45m x 1.75m 14'6" x 5'7"	Hardwood entrance door. Coving. Tiled floor. Understairs storage area.
Guest W.C.	0.9m x 1.15m 2'9" x 3'8"	W. C.. Wash hand basin. Tiled floor.
Living Room	5.1m x 4m 16'7" x 13'1"	Centre piece and coving. Marble fire-place with mahogany surround. Solid oak flooring. Large bay window. T.V. point. Double doors to...
Kitchen / Dining Room	5.85m x 3.2m 19'2" x 10'5"	Fitted kitchen with an array of eye and floor level units. Single drainer, 1.5 bowl stainless steel sink unit with mixer tap. 4 cutlery drawers. Plumbed for washing machine. Tiled floor. Coving. Double-glazed sliding patio door to rear garden.
Family Room	8.15m x 2.75m 26'7" x 9'	Solid maple floor. Coving. Recessed lighting. Double-glazed sliding patio door to rear garden.
Upstairs		
Landing		Hot press with dual immersion.
Bathroom	2.18m x 1.65m 7'1" x 5'4"	Bath. W.C.. Wash hand basin. Fully tiled walls and floor.
Bedroom 1	4.7m x 2.8m 15'4" x 9'2"	Coving. Range of fitted wardrobes. T.V. point.
Ensuite	1.75m x 1.7m 5'7" x 5'5"	Tiled shower cubicle with Myra Sport electric shower. W.C.. Wash hand basin in vanity unit.