

## Outside

Front garden mainly laid to lawn with tarmacadamed driveway for 2 cars. South facing walled and fenced rear garden mainly laid to lawn.



## “The Home of High Standards”

Viewing strictly by appointment

O.S. LicenceAU0038307

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188 Woodhaven,  
Castletroy,  
Co. Limerick.

### Price Guide:

Region €150,000

Barrack House, O' Connell Avenue, Limerick.  
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New to the market comes this 3 bedroomed, mid-terraced property which is located within close proximity to University Limerick, the National Technological Park and within a short drive to Limerick City and all it's amenities.

The accommodation comprises of entrance hallway, guest w.c., living room, kitchen, dining room, 3 bedrooms (main ensuite) and bath-room.

Outside the property is further complimented by a south facing walled and fenced rear garden and front garden with a tarmacadamed driveway and parking for 2 cars.

Special Features

- \* Terraced property
  - \* Gas fired central heating
  - \* Double glazed windows
  - \* South facing rear garden
  - \* Floor area: C. 100sqm
- \* 3 bedrooms
  - \* Close proximity to UL and NTP
  - \* Well proportioned accommodation
  - \* BER rating - C3



Accommodation		
Accommodation	Size M.      Ft.	Description
Entrance Hallway	1.9m x 4.3m 6'2" x 14'1"	Tiled entrance floor.
Guest W.C.		W.C. & Wash hand basin.
Living Room	5.38m x 3.2m 17'7" x 10'5"	Feature fireplace with ornate timber surround. T.V. point.
Kitchen	4.7m x 2.5m 15'4" x 8'2"	Modern fitted kitchen with an array of eye and floor level units. Cutlery drawers. Single drainer stainless steel sink unit with mixer tap and tiled splashback area. Beko electric oven. Four plate hob and extractor fan. Plumbed for washing machine.
Dining Room	3.3m x 2.7m 10'8" x 8'9"	Double glazed sliding doors to rear garden.
Upstairs Landing		Hotpress with dual immersion
Bedroom 1	2.75m x 4.16m 9' x 13'6"	Fitted wardrobe. T.V. point.
Ensuite		Fully tiled shower cubicle. W.C. and wash hand basin.
Bedroom 2	3.8m x 2.2m 12'5" x 7'2"	Fitted wardrobe.
Bedroom 3	2.2m x 3m 7'2" x 9'8"	Fitted wardrobe.
Bathroom	2.26m x 1.5m 7'4" x 4'9"	Bath with Galaxy G700 s electric shower. W.C.. Wash hand basin. Fully tiled