

| Accommodation | | | |
|---------------|---------------------------------|-----|------------------------------------------------------------------------------------------------------------|
| Accommodation | Size | | Description |
| | M. | Ft. | |
| Landing | | | Hotpress with dual immersion. |
| Bathroom | 1.7 m x 2.15 m 5'6" x 7'1" | | Bath with tiled surround & shower door. WC Wash hand basin. |
| Bedroom 1 | 3.35 m x 3.0 m 11' x 9'8" | | Fitted wardrobes. TV Point. |
| Ensuite | 2.15 m x 1.44 m | | Fully tiled shower cubicle with Triton T90xr electric shower. WC Wash hand basin. Fully tiled floor. |
| Bedroom 2 | 1.3 m x 2.7 m 4'3" x 8'9" | | Fitted wardrobes. Timber flooring. |
| Bedroom 3 | 3.15 m x 2.36 m 10'3" x 7'7" | | Fitted wardrobe. |

Outside

Fully walled west facing rear garden mainly laid to lawn. Front garden with off street parking.



Viewing strictly by appointment

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77 Curragh Birin,
Castletroy,
Limerick.

Price

Region €129,950

Barrack House, O' Connell Avenue, Limerick.
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New to the market comes this fine four bedroom semi detached property in a popular residential estate located adjacent to a host of amenities to include the Univeristy of Limerick, schools and shops.

Accommodation comprises of entrance hallway, guest WC, living room, dining room, kitchen/breakfast room, four bedrooms (main ensuite) and bathroom.

Outside there is a private rear garden and a front garden with off street parking.

Special Features

- * Semi detached
- * Double glazed windows
- * Gas fired central heating
- * Four bedrooms
- * Two reception rooms
- * Off street parking
- * Close proximity to Univeristy of Limerick
- * Cul de sac
- * West facing rear garden



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|------------------------|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Accommodation | Size M. Ft. | Description |
| Entrance Hallway | 5.13 m x 1.91 m 16'8" x 6'3" | Hardwood entrance door. Telep point. |
| Guest WC | | WC Wash hand basin. |
| Living Room | 3.2 m x 5.2 m 10'5" x 17'1" | Marble fireplace with ornate pipe round. Timber flooring. TV poin doors to... |
| Dining Room | 2.4 m x 3.6 m 7'9" x 11'8" | Timber floor. Double glazed sli patio door to rear garden. |
| Kitchen/Breakfast Room | 6.1 m x 2.7 m 20' x 8'9" | Fitted kitchen with array of eye level units, two cutlery drawers drawer. Single driainer stainless sink unit with mixer tap. Whirlp tric oven. Four plate hob. Extra Tiled splashback area. |
| Utility Room | 3.04m x 2.3 m 9'9" x 7'6" | Plumbed for washing machine driainer stainless steel sink uni mixer tap. Floor level units. |
| Bedroom 4 | 3.1 m x 4.7 m 10'2" x 15'4" | |

