

Accommodation	Size		Description
	M.	Ft.	
<b>Second Floor</b>			
Bedroom 3	2.8m x 3.2m 9'1" x 10'5"		
Ensuite / Shower room	2.45m x 0.85m 8' x 2'8"		Fully tiled shower cubicle with Triton AS2000X electric shower. W.C.. Wash hand basin. Extractor fan. Fully tiled walls and floor.
Bedroom 4	4.7m x 4.95m 15'4" x 16'2"		T.V. point
Ensuite / Shower room	2.5m x 1.2m 8'2" x 3'9"		Fully tiled shower cubicle with Triton T90Si electric shower. W.C.. Wash hand basin. Extractor fan. Fully tiled walls and floor.

### Outside

Front garden with extensive cobblelock driveway.

Rear garden mainly laid to lawn overlooking the surrounding countryside.

Gated side entrance way.



## “The Home of High Standards”

PRSA Licence 002371

Viewing strictly by appointment

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**66 Cois Rioga,  
Caherconlish,  
Limerick.**

### Price

Region €179,950

Barrack House, O'Connell Avenue, Limerick.  
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New to the market comes this fine former show house in this popular development in the centre of Caherconlish Village, close to all local amenities and within a short drive of Limerick City.

The property has been maintained to an excellent standard by its current house-proud owner and the bright spacious accommodation comprises of entrance hallway, open plan kitchen / dining room / living room, utility room, guest w.c., four bedrooms, 2 ensuite and bathroom.

Outside there is a front garden with a large cobblelock driveway and a private rear garden.

An early viewing of this property is highly recommended.

### Special Features

- \* End of terrace
- \* Double glazed windows
- \* Ex-show house & in show house condition
- \* Four bedrooms
- \* BER - C3
- \* Underfloor heating
- \* 2 x ensuite
- \* Guest W.C.
- \* Utility room
- \* Extra large cobblelock driveway



Downstairs			
Accommodation	Size		Description
	M.	Ft.	
Entrance Hallway	3.85m x 1.4m 12'6" x 4'6"		Solid panelled Georgian entrance door with overhead Georgian fan-light. Solid oak and tiled floor.
Open plan Kitchen / Dining Room / Living Room	7.95m x 3.75m 26'1" x 12'3"		Living room with feature fireplace with Stovax solid fuel stove and marble hearth. T.V. point and telephone point. Solid oak flooring. Modern fitted kitchen / dining room with ample array of eye and floor level units, display cabinets. Electrolux oven and Hotpoint 4 plate ceramic hob. Extractor fan. Single drainer stainless steel sink unit with mixer tap. Plumbed for dishwasher. Solid oak flooring. Double glazed french doors to rear garden. Door to ...
Pantry Unit	1m x 1m 3'9" x 3'9"		
Utility Room	2.7m x 1.75m 8'8" x 5'7"		Single drainer stainless sink unit with mixer tap. Tiled splashback area. Eye and floor level units. Plumbed for washing machine. Solid oak flooring.
Guest W.C.	1.4m x 1.75m 4'6" x 5'7"		W.C.. Wash hand basin. Fully tiled walls and floor.
First Floor			
Landing			Hot press with dual immersion.
Bathroom	3.4m x 1.75m 11'1" x 5'7"		Bath with Telfor shower attachment. W.C.. Wash hand basin. Separate tiled shower cubicle with Triton AS2000X electric shower. Fully tiled walls and floor. Extractor fan. Recessed light.
Bedroom 1	3.9m x 2.8m 12'8" x 9'2"		
Bedroom 2	4m x 5m 13'1" x 16'4"		Currently used as a Living Room