

Accommodation

Accommodation	Size M. Ft.	Description
Bedroom 4	2.5m x 3.44m 8'2" x 11'3"	Fitted wardrobes. Solid oak flooring.
Bathroom		Bath with aqua Stream Power Shower. Glass shower door. W.C. Wash hand basin. Fully tiled walls and floor. Extractor fan. Heated towel rail.

Outside

Fully enclosed south facing rear garden, mainly laid to lawn. Patio area. Border areas with mature plants, shrubs and trees. Garden shed of block construction, pitched and tiled roof C. (4.5m x 3.4m). Extra large gated side entrance way. Outside tap and light. Front garden mainly laid to lawn and off street parking.



O.S. LicenceAU0038307

Viewing strictly by appointment

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**64 Bloomfield,
Annacotty,
Co. Limerick.**

Price

Region €235,000

Barrack House, O' Connell Avenue, Limerick.
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A once in a lifetime opportunity to acquire this pristine, 4 bedroom, semi detached residence which is positioned in a quiet cul-de-sac in this ever popular McInerney Development adjacent to Castletroy College, Castletroy Park, within close proximity to U.L. and just a short drive from the city centre and all its amenities.

The bright, spacious, airy and very well presented accommodation comprises of hallway, guest w.c., living room, kitchen / dining room, 4 bedrooms (main ensuite) and bathroom.

This property is further complimented by a large rear garden which has a recently built concrete shed with pitch and tiled roof over and a front garden with off street parking.

A viewing of this property, is a must!

Special Features

- * Semi detached
- * Double glazed woodgrain PVC windows
- * Alarm
- * Showhouse condition
- * Guest w.c.
- * Ensuite
- * Garden shed of block construction
- * Solid oak internal doors
- * Solid oak and porcelain tiled floors
- * Superb location
- * Adjacent to Castletroy Park
- * GFCH



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Entrance Hallway	5.55m x 2.1m 18' x 6'9"	Hardwood entrance door with frosted glass inset. Fully tiled porcelain tiled floor. Alarm point.
Guest W.C.	1.6m x 2m 5'2" x 6'6"	W.C. Wash hand basin. Fully tiled Porcelain tiled floor.
Living Room	5.75m x 3.9m 18'9" x 12'8"	Solid oak flooring. Feature cast iron fireplace with marble hearth, gas coal effect fire and ornate surround. T.V. point. Double solid oak doors leading to ...
Kitchen / Dining Room	6.1m x 3.5m 20' x 11'5"	Fully fitted maple shaker style kitchen with ample array of eye and floor level units, display cabinet. 4 cutlery drawers. Single drainer stainless steel sink unit with mixer tap. Tiled splashback area. Breakfast counter. Electrolux oven and four plate hob. Extractor fan. Plumbed for washing machine. Plumbed for dishwasher. Fully tiled porcelain floor throughout. Double glazed sliding patio door to rear garden.
Upstairs:		
Landing		Hotpress with dual immersion. Access to attic via stira staircase.
Bedroom 1	3.95m x 3.3m 12'9" x 10'8"	Range of fitted wardrobes. Solid oak flooring. T.V. point.
Ensuite	2.15m x 1m 7' x 3'3"	Shower cubicle with Mira Elite elctric shower. W.C. Wash hand basin. Extractor fan. Heated towel rail.
Bedroom 2	3.15m x 2.73m 10'3" x 8'9"	Fitted wardrobes. Solid oak flooring.
Bedroom 3	3.15m x 3.23m 10'3" x 10'6"	Fitted wardrobes. Solid oak flooring.