

Upstairs Accommodation

Accommodation	Size		Description
	M.	Ft.	
Landing			Hot press with dual immersion.
Bathroom	2.45m x 1.35m 8' x 4'4"		Bath with shower attachment. W.C. and wash hand basin. Fully tiled walls and floor. Heated towel rail.
Bedroom 1	4.2m x 3.05m 13'8" x 10'		Range of fitted wardrobes. Wash hand basin.
Bedroom 2	3.75m x 3.95m 12'3" x 12'9"		Range of fitted wardrobes. Overhead presses. Vanity unit.
Bedroom 3	3.75m x 3m 12'3" x 9'8"		Fitted wardrobes with overhead presses.
Bedroom 4	3.35m x 2.6m 11' x 8'5"		Range of fitted wardrobes.

Outside

Fully walled front garden mainly laid to lawn. Pedestrian access with cobblelock path. Mature border areas with a variety of mature plants, shrubs, flowers. Outside light.

Fully walled rear garden mainly laid to lawn. Cobblelock patio. Garage with vehicle access from the rear. Border areas with mature plants, shrubs, flowers.

“The Home of High Standards”

Viewing strictly by appointment

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Rosbeg, Summerville Avenue, Limerick

Guide Price:

Region €295,000

Barrack House, O'Connell Avenue, Limerick.
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We are delighted to introduce for sale this superbly located residence on Summerville Avenue, just off the South Circular Road adjacent to a host of amenities to include excellent Schools, Mary I College and within walking distance of the City Centre.

This extended property comprises off entrance hallway, 3 reception rooms, kitchen, shower room, 4 bedrooms and bathroom.

Outside, the property is further enhanced by mature well-stocked front and rear gardens. Side entrance way. Vehicular access to the rear. Garage.



Special Features

- * Semi-detached
- * 4 bedrooms
- * 3 reception rooms
- * Double glazed windows
- * 2-storey extension to rear
- * Garage
- * Vehicle access to rear
- * Mature good-sized front & rear gardens.
- * Adjacent to city centre & Mary I.
- * Highly desirable residential location



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway	4.65m x 2.65m 15'2" x 6'6"	White PVC entrance door with double-glazed frosted and leaded glass inset. Solid timber oak flooring. Centre piece & coving. Telephone point.
Living Room	3.65m x 3.7m 12' x 12'1"	Marble fireplace with marble hearth and gas coal-effect fire. Solid oak flooring. Opening to....
Family Room	4.1m x 3.65m 13'4" x 12'	Solid oak flooring.
Kitchen	4m x 2.65m 13'1" x 6'6"	Modern fitted solid maple shaker style kitchen with ample array of eye and floor level units. Display cabinets. Stainless steel sink unit with mixer tap and granite worktop. Integrated Bosch dishwasher. Fully tiled floor.
Sitting Room	4.15m x 3m 13'6" x 9'8"	Timber flooring. Double glazed sliding patio door to rear garden. T.V. point.
Pantry Unit	1.65m x 0.9m 5'4" x 2'9"	White PVC door with double-glazed frosted glass inset leading to side garden.
Shower Room	3m x 1.3m 9'8" x 4'3"	Double shower unit with Myra Sport Electric Shower. W.C. and wash hand basin. Fully tiled walls and floor.