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Barrymore, Dublin Road, Limerick

Property Partners de Courcy O'Dwyer are delighted to offer for sale this unique opportunity to acquire a spacious 4 bedroom detached bungalow c. 137 sq.m. (1,475 sq. ft.) with a separate one bedroom detached bungalow c.72 sq.m. (775 sq. ft.) to the rear.

The bright, spacious and recently decorated accommodation of the main residence comprises of entrance hallway, living room, kitchen/dining room, utility room, guest W.C., 4 bedrooms, bathroom and the adjoining residence comprises of entrance hallway, kitchen/dining room, living room, conservatory, one bedroom and shower room. Both these properties are fully self contained with their own heating systems and both separately metered.

Outside the property is further enhanced with front, side and rear gardens extending to approx 0.25 acres.

This property located on the main Dublin Road is only a short drive from both University of Limerick and Limerick city centre.

A viewing of this property is highly recommended.

Price Guide:

Region €285,000

Barrack House, O'Connell Avenue, Limerick

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PSRA Licence No.: 002371

Accommodation

Accommodation	Size	Description
Entrance Hallway	4.35m x 1.5m 14'2" x 4'9"	White aluminium entrance door. Tiled hall.
Living Room	3.6m x 3.95m 11'8" x 12'9"	Open fireplace. Oak flooring. T.V. point
Kitchen/ Dining Room	7.85m x 3.9m 25'7" x 12'8"	Modern fitted solid oak kitchen with ample array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Tiled splash back area. Fully tiled floor. Fireplace with stove. TV Point. Double glazed white PVC french doors to rear garden.
Utility Room	1.95m x 1.8m 6'4" x 5'9"	Eye level units. Tiled floor.
Guest W.C.	1.65m x 1.8m 5'4" x 5'9"	Toilet. Wash hand basin. Tiled floor.
Bedroom 1	3m x 3.15m 9'8" x 10'3"	Range of fitted wardrobes. Timber flooring.
Bedroom 2	3.25m x 3.15m 10'7" x 10'3"	T.V. Point. Timber flooring.
Bedroom 3	3.2m x 3.55m 10'5" x 11'6"	Range of fitted wardrobes. Timber flooring.
Bedroom 4	3.7m x 3.13m 12'1" x 10'2"	Timber Flooring.
Bathroom	3.7m x 2.12m 12'1" x 6'9"	Bath. Wash hand basin in vanity unit. Shower cubicle with sliding glass shower door and Trident T90 XR electric shower. Fully tiled walls and floor.

Residence to the rear

Accommodation	Size	Description
Entrance Hallway	2.35m x 1.05m 7'7" x 3'4"	White PVC entrance door. Tiled floor.
Kitchen/Dining Room	6.3m x 3.55m 20'6" x 11'6"	Modern fitted oak kitchen with ample array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Tiled splash back area. Tiled Floor. Plumbed for dishwasher.
Living Room	4.35m x 3.15m 14'2" x 10'3"	Marble fireplace with ornate mahogongy surround and stove. Parquet floor.
Conservatory	5.45m x 1.35m 17'8" x 4'3"	Tiled floor. Sliding patio door to rear garden.
Bedroom	3.25m x 3.7m 10'6" x 12'1"	Range of fitted wardrobes.
Shower Room	3.55m x 1.7m 11'6" x 5'5"	Modern fitted shower room with shower cubicle and Triton T90 i electric shower. WC. WHB in vanity unit. Fully tiled walls and floor.

Special Features

- * 2 x Detached residence.
- * Oil fired central heating.
- * Double glazed windows.
- * Multiple potential uses.
- * Located on the main Dublin Road.
- * Site area c. 0.25 acres.
- * Good condition throughout.
- * Both houses separately heated and metered.
- * Ample off street parking.
- * Easy access to City and University Limerick.





“The Home of High Standards”

Viewing strictly by appointment

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