

Outside

Front garden part lawned with gravelled driveway. Dual vehicular entrance. Detached garage to side. Rear garden mainly laid to lawn and a number of outhouses.



Directions

From Limerick City, proceed out the Dublin Road (N7). Take a right turn for Murroe/Cappamore. The property is the last house on the right hand side before the railway crossing at Annacotty Industrial Estate.

Viewing strictly by appointment

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**Grange,
Lisnagry,
Co. Limerick.**

Price

On Application

Barrack House, O'Connell Avenue, Limerick.
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New to the market comes this detached family residence i need of modernisation located on the Murroe/Cappamore road and within a c. 15 minute drive of Limerick City centre.

Accommodation comprises entrance hallway, inner hallway, living room, kitchen/dining room, utility room, guest WC, three bedrooms and bath-room.

Outside the rear garden is mainly laid to lawn with a number of outhouses and a detached garage. This property sits on c.1/3 of an acre. There is a walled front garden with ample parking via dual entrance gates.

Special Features

- * Detached
- * C. 1/3 acre
- * OFCH
- * Detached garage
- * Double glazed teal windows
- * Kitchen extension
- * BER Rating: G



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway	3.25 m x 1.5 m 10'7" x 4'9"	Hardwood entrance door Centre piece & coving.
Inner Hallway	4.9 m x 0.75 m 16'1" x 2'6"	Centre piece & coving.
Living room	3.4 m x 4.1 m 11'2" x 13'5"	Marble fireplace with orn mahogany surround. Cer piece & coving.
Kitchen/Dining Room	4.06 m x 5.75 m 13'3" x 18'9"	Kitchen with array of eye level units, 4 cutlery draw Single drainer 1 1/2 bowl less steel sink unit with n tap. Plumbed for washing machine & dishwasher. C double oven. Four plate hob. Breakfast counter. F tiled floor.
Utility Room	1.5 m x 2.8 m 4'9" x 9'2"	Eye & floor level units. Ti floor. Door to side garden
Guest WC	1.66 m x 1.0 m 5'5" x 3'3"	
Bedroom 1	3.22 m x 3.0 m 10'6" x 9'8"	Centre piece & coving.
Bedroom 2	3.1 m x 3.2 m 10'2" x 10'5"	Fitted wardrobe.
Bedroom 3	2.9 m x 2.9 m 9'5" x 9'5"	
Bathroom	3.0 m x 2.0 m 9'8" x 6'6"	Bath. WC Wash hand ba Seperate shower unit witi T80si electric shower. Fu walls & floor.