

## Outside

Rear yard with flagged patio. Garden shed of block construction. Large rear garden with vehicular access to rear. Front garden mainly laid to lawn.



**Viewing strictly by appointment**

O.S. Licence AU0038307

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**“Soleil”,  
O’Connell Avenue,  
Limerick.**

## Price

**Region €295,000**

Barrack House, O' Connell Avenue, Limerick.  
Tel 061 410410 Fax 061 444443 Email [decourcyodwyer@propertypartners.ie](mailto:decourcyodwyer@propertypartners.ie)

We are delighted to offer for sale this fine four bed end of terrace red brick Victorian residence located on O'Connell Avenue adjacent to the city centre and all its amenities.

The bright and spacious accommodation comprises of entrance hall-way, living room, family room, kitchen / breakfast room, 4 bedrooms and shower room.

Outside the property is further enhanced by both long front and rear gardens with the added benefit of vehicular access to the rear.

Viewing of this property is highly recommended.

#### Special Features

- \* End of terrace
- \* Red brick Victorian
- \* Large front and rear gardens
- \* Vehicular access to rear
- \* Superb location
- \* Double glazed windows
- \* 2 large receptions
- \* 4 bedrooms
- \* Alarm
- \* Adjacent to city centre
- \* BER Rating: G



Downstairs		
Accommodation	Size M. Ft.	Description
Entrance Hallway	8.4m x 1.95m 27'6" x 6'4"	Hardwood entrance door. Tiled floor. Wainscotting. Coving. Picture rail.
Living Room	5.25m x 4.15m 17'2" x 13'6"	Tiled fireplace with surround and overmantle. Coving. Picture rail. Large bay window. Double sliding doors to ....
Family Room	3.75m x 3.8m 12'3" x 12'5"	Feature cast iron fireplace with tiled inset. Ornate surround and overmantle.
Kitchen / Breakfastroom	5m x 3.3m 16'4" x 10'8"	Modern fitted pine kitchen with array of eye and floor level units. Open shelving. Four cutlery drawers. 1&1/2 bowl Franke sink unit with mixer tap. Plumbed for washing machine. Aga stove. Ariston four plate hob. Extractor fan. Door to rear garden.
Upstairs Return		
Shower Room	2.4m x 1.72m 7'8" x 5'6"	Fully tiled shower cubicle with electric shower. W.C. & wash hand basin. Vanity unit. Fully tiled walls and floor.
Bedroom 1	3.55m x 2.85m 11'6" x 9'3"	Range of fitted wardrobes.
1st Floor		
Bedroom 2	3.95m x 2.4m 12'10" x 7'9"	
Bedroom 3	3.06m x 3.85m 10'04" x 12'6"	Range of fitted wardrobes
Bedroom 4	3.92m x 3.3m 12'9" x 10'8"	Range of fitted wardrobes. Cast iron fireplace.