

Second Floor

Master Bedroom	7.4 m x 4.1 m 24'3" x 13'5"	Range of fitted wardrobes. TV point. Telephone point. Recessed lighting. Double glazed sliding window.
Ensuite	2.26 m x 1.1 m 7'4" x 3'6"	Fully tiled shower cubicle with Triton Aqua Sensation shower. WC Wash hand basin. Velux window.

First Floor

Bedroom 2	5.15 m x 3.75 m 16'9" x 12'3"	Fitted wardrobe. TV point. Recessed lighting. Tongue & groove sanded & varnished flooring. Double glazed sliding window.
Ensuite	2.27 m x 1.1 m 7'5" x 3'6"	Fully tiled shower cubicle with Triton TX electric shower. WC Wash hand basin.
Bedroom 3	3.4 m x 2.5 m 11'2" x 8'2"	Fitted wardrobe. TV point. Recessed lighting. Tongue & groove sanded & varnished flooring.
Bedroom 4	2.35 m x 2.6 m 7'7" x 8'5"	Fitted wardrobe. TV point. Tongue & groove sanded & varnished flooring.
Bathroom	1.9 m x 2.25 m 6'2" x 7'4"	Bath. WC Wash hand basin. Tiled bath surround.

Outside

South facing rear garden, walled & fenced. Mainly laid to lawn. Border areas fronted with railway sleepers with maturing plants & shrubs. Deck area with recessed lights & railway sleepers surround. Extra large gated side entrance way. Outside tap & sensor light. Front garden tarmacaded with off street parking for a number of cars.



PRSA Licence 002371



Viewing strictly by appointment

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21 Elm Vale,
Riverbank,
Annacotty, Co. Limerick.

Price

Region €149,950

Barrack House, O'Connell Avenue, Limerick.
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We are delighted to introduce for sale this fabulous four bedroom family home located in this ever popular residential area close to Annacotty Village, the University of Limerick, the National Technology Park and a host of other amenities to include primary and secondary schools, shops and public transport.

The bright, spacious and well cared for accommodation of this property comprises of entrance hallway, living room, kitchen/dining room, four bedrooms (two ensuite) and bathroom.

Outside the property is further enhanced by a private South facing rear garden and a front garden tarmacadamed with off street parking for a number of cars.

Special Features

- *Four bedrooms
- *Two ensuite
- *Two reception rooms
- *Excellent decorative condition
- *Modern fitted kitchen
- *South facing rear garden
- *Gas fired central heating
- *Alarm



Downstairs			
Accommodation	Size		Description
	M.	Ft.	
Entrance Hallway	5.7 m x 1.86 m 18'7" x 6'1"		Hardwood entrance door with frosted, leaded & stained glass inset. Timber flooring. Alarm & telephone point. Recessed lighting.
Living Room	6.14 m x 3.6 m 20'1" x 11'8"		Feature fireplace. Timber flooring. TV point. Recessed lighting. Bay window.
Kitchen/Dining Room	5.16 m x 3.35 m 16'9" x 11'		Modern fitted kitchen wiith ample array of eye & floor level units. Four cutlery drawers. Single drainer stainless steel sink unit with mixer tap. Carved extractor hood. Belling electric oven. Four plate ceramic hob & extractor fan. Plumbed for dishwasher. Plumbed for washing machine. Tiled splashback area. Fully tiled kitchen & dining floor. Double glazed sliding patio door to rear garden.

