

Outside

Enclosed west facing rear garden with large patio area. Gated side entrance way. Front garden with off street parking.



**3 Ard Na Greine,
Kilteragh, Dooradoyle,
Limerick.**

Viewing strictly by appointment

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Price

Region €134,950

Barrack House, O'Connell Avenue, Limerick.
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Presented in fine decorative condition throughout we are delighted to offer for sale this three bedroom residence which is positioned adjacent to the Crescent Shopping Centre, Crescent Comprehensive school and Southern Ring Road whilst only a short drive from the city centre.

Accommodation comprises entrance hallway, guest W.C. living room, kitchen / dining room, three bedrooms (main ensuite) and bathroom.

Outside the property is further enhanced by a west facing rear garden and front garden with off street parking.

Viewing is highly recommended.

Special Features

- * Semi-detached
- * Double glazed PVC windows
- * Alarm
- * GFCH
- * West facing rear garden
- * Guest w.c.
- * Ensuite
- * Good condition
- * Adjacent excellent schools and shops



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway	4.43m x 2m 14'5" x 6'6"	Hardwood entrance door. Timber flooring. Alarm point. Telephone point. Centre piece and coving.
Guest W.C.	1.55m x .95m 5'1" x 3'11"	W.C. Wash hand basin.
Living Room	5.1m x 3.6m 16'7" x 11'8"	Feature fireplace with gas coal effect fire inset and marble hearth. Centre piece & coving. TV point. Double doors to...
Kitchen / Dining Room	5.77m x 3.45m 18'9" x 11'3"	Fitted kitchen with an ample array of eye & floor level units. Display cabinets. Four cutlery drawers. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Vented for dryer. Zanussi electric oven and five plate gas hob. Tiled splashback area. Recess lighting. Tiled floor. Timber flooring in dining area.
Upstairs Landing		Hot press with dual immersion.
Bedroom 1	3.18m x 3.9m 10'4" x 12'8"	Fitted wardrobes. TV point.
Ensuite	2.29 x .95m 7'5" x 3'11"	Fully tiled shower cubicle with Triton T90 Si electric shower. W.C. Wash hand basin and extractor fan.
Bedroom 2	3.58m x 3.53m 11'7" x 11'6"	Fitted wardrobe. T.V. point.
Bedroom 3	2.85m x 2.43m 9'3" x 8'	Fitted wardrobe
Bathroom	2.12m x 3.2m 6'9" x 10'5"	Bath with Triton T90 Si electric shower. W.C. Wash hand basin. Fully tiled floor. Part tiled walls.