

## Outside

Front garden with off street parking. Rear garden with large patio area, borders and garden shed.



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## "The Home of High Standards"

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**FOR SALE**

**4 Eldorado,  
Milford Grange,  
Castletroy, Co. Limerick.**



**Price**

**Region €215,000**

Barrack House, O' Connell Avenue, Limerick.

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A fantastic opportunity arises to acquire a spacious 3/4 bedroom semi detached residence, located directly opposite the University of Limerick and in close proximity to the Castletroy Park Hotel, Parkway Shopping Centre, the National Technological Park and only a short distance from Limerick city centre.

The property is in good condition throughout and comprises of entrance porch, entrance hallway, living room / bedroom 1, sitting room, kitchen, large utility, garage, sun room and upstairs 3 double bedrooms, bathroom and hot press.

Outside the property benefits from a front garden with off-street parking with a walled rear garden and patio area.

Special Features

- \* Semi-detached
- \* Double glazed windows
- \* Oil fired central heating
- \* 3/4 Bedrooms
- \* Garage
- \* Garden shed
- \* Adjacent to UL & The National Technological Park
- \* Excellent public transport
- \* C. 1335 Sq. Ft. to include garage
- \* BER - F



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Porch		
Entrance Hallway		Timber effect floor. Alarm.
Dining Room / Bedroom 1	4.1m x 3.5m 13'4" x 11'4"	Built in wardrobe. Timber effect floor.
Kitchen	2.3m x 4m 7'5" x 13'1"	Built in wall and floor units. Tiled splash back area. Oven, hob and extractor fan. Side counter.
Living Room	4m x 3.2m 13'1" x 10'4"	Timber effect flooring. Sliding door to sun room.
Sun Room	3.6m x 2.6m 11'8" x 8'5"	
Large Utility Room	2.5m x 2.5m 8'2" x 8'2"	Built in wall and floor units. Tiled splash back area. Door to outside.
Garage	2.3m x 5m 7'5" x 16'4"	Up and over door.
Upstairs		
Landing	4.1m x 3.5m 13'4" x 11'4"	Hotpress.
Bathroom	2.1m x 1.7m 6'8" x 5'5"	Bath with electric shower. W.C. WHB. Fully tiled.
Bedroom 1	3.6m x 2.7m 11'8" x 8'8"	Double room with built in wardrobe.
Bedroom 2	3.3m x 4m 10'8" x 13'1"	Double room with built in wardrobes.
Bedroom 3	2.7m x 2.8m 8'8" x 9'1"	Double room with built in wardrobe.