

Accommodation	Size		Description
	M.	Ft.	
Landing			Hot press with dual immersion. Alarm point.
Bathroom	2.06 m x 2.25 m 6'8" x 7'4"		Fully tiled bathroom suite with Jacuzzi bath. WC. Wash hand basin.
Bedroom 1	3.43 m x 2.9 m 11'3" x 9'5"		Fitted wardrobes.
Ensuite	2.67 m x 1.0 m 8'7" x 3'3"		Fully tiled shower cubicle with mira elite 2 electric shower. WC & wash hand basin. Tiled floor. Extractor fan.
Bedroom 2	4.1 m x 3.2 m 13'5" x 10'5"		Range of fitted wardrobes.
Bedroom 3	2.57 m x 2.48 m 8'4" x 8'1"		Fitted wardrobe.

Outside

Maintainence free front garden with tarmacadamed driveway. Gated side entrance way. Fully walled West facing and maintainence free rear garden. Cobblestone patio area. Selection of maturing plants, shrubs and ivys. Barna shed. Outside tap and light.



Viewing strictly by appointment

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6 Greenview Lawn,
Glencairn,
Dooradoyle,
Limerick.

Price

Region €215,000

Barrack House, O' Connell Avenue, Limerick.
Tel 061 410410 Fax 061 444443 Email decourcyodwyer@propertypartners.ie

We are pleased to offer for sale this magnificent family home presented in pristine condition by its current house proud owner.

The spacious accommodation comprises of entrance hallway, guest WC, living room, dining room, kitchen/breakfast room, office/family room, utility room, three bedrooms (main ensuite) and bathroom.

Outside the property is further complimented by a west facing private secluded and maintenance free rear garden and a front garden with off street parking.

A viewing of this property is highly recommended.

Special Features

- * Semi-detached
- * Gas Fire Central Heating
- * Double glazed windows
- * Excellent condition
- * Maintenance free gardens
- * Guest WC
- * En-Suite
- * Beech flooring
- * Modern fitted medium oak kitchen
- * West facing rear garden



Downstairs			
Accommodation	Size		Description
	M.	Ft.	
Entrance Hallway	4.9 m x 1.87m	16'1" x 6'1"	Hard wood entrance door with frosted and leaded glass insets. Coving. Recessed lighting. Solid beech flooring. Alarm point. Dado rail. Telephone point.
Guest WC			WC Wash hand basin. Tiled floor.
Living Room	4.9 m x 3.57 m	16'1" x 11'7"	Feature fireplace with marble hearth and surround. Solid beech flooring. Centrepiece and coving. Bay window. TV point. Dimmer switches.
Dining Room	3.4 m x 2.67 m	11'2" x 8'8"	Centre piece and coving. Solid beech flooring. Dimmer switches.
Kitchen/Breakfast Room	5.5 m x 2.86 m	18' x 9'4"	Modern fitted solid medium oak kitchen with an array of eye and floor level units, four drawers, display cabinet, fitted wine rack, carved extractor hood. Single drainer 1 1/2 bowl sink unit with mixer tap. Tiled splashback area. Whirlpool integrated dishwasher. Belling electric oven & Germania four plate gas hob. Fully tiled floor. Coving. Recessed lighting. Dimmer switches.
Utility Room	2.4 m x 1.5 m	7'9" x 4'9"	Plumbed for washing machine. Range of shelving. Tiled floor.
Office/Family Room	2.4 m x 3.2 m	7'8" x 10'5"	Solid beech flooring.