

Upstairs		
Accommodation	Size M. Ft.	Description
Bedroom 2	4.12m x 3.95m 13'5" x 13'	
Bedroom 3	4.25m x 3.85m 13'9" x 12'6"	
Bedroom 4	3.85m x 3.1m 12'6" x 10'2"	

Outside
Walled and railed front garden with pedestrian access. To the rear there is a side passageway leading to the rear yard which measures 4.65m x 6.4m.



## “The Home of High Standards”

Viewing strictly by appointment

Property Partners de Courcy O'Dwyer for themselves and for the vendor or lessors of the property whose agent they have given notice that: No.1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. No. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No. 3. No person in the employment of the Property Partners de Courcy O'Dwyer has any authority to make or give representation or warranty whatever in relation to this development.



2 Verona Esplanade,  
O'Connell Avenue,  
Limerick.

### Price Guide

Region: €215,000

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

A rare opportunity arises to acquire this period residence located just off O'Connell Avenue, within close proximity to the City Centre and all it's amenities.

The extended and well maintained property comprises off entrance hallway, living room, family room, dining room, kitchen, guest W.C. and 1 bedroom on the ground floor. Upstairs there are three further bedrooms and bathroom.

A viewing of this property is highly recommended.

### Special Features

- \* Mid-terrace
- \* Brick and pebbledash facade.
- \* 3 / 4 bedrooms
- \* Oil fired central heating
- \* BER Rating - E1
- \* 3 Reception rooms
- \* Double-glazed PVC windows
- \* Very well maintained property
- \* Prime location adjacent to Limerick City Centre and all it's amenities



Downstairs		
Accommodation	Size M. Ft.	Description
Entrance Hallway	6.6m x 1.56m 21'7" x 5'1"	White aluminium entrance door. Coving. Timber flooring. Understairs storage area.
Living Room	4.65m x 3.85m 15'2" x 12'6"	Marble fireplace with marble hearth. Picture rail. T.V. point.
Family room	3.88m x 4.28m 12'7" x 14'	Feature cast-iron period fireplace with marble surround. T.V. point.
Dining Room	3.95m x 2.95m 13' x 9'7"	Timber flooring. Marble fireplace. T.V. point.
Kitchen / Breakfast room	4.78m x 2.58m 15'7" x 8'5"	Fitted kitchen with an array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Tiled floor. Door to rear garden.
Bedroom 1 (Downstairs)	4.3m x 3.05m 14'1" x 10'	
Guest W.C.	2.95m x 1.3m 9'7" x 4'3"	W.C.. Wash hand basin. Tiled floor. Extractor fan.
Upstairs Return		
Shower Room	2.95m x 1.85m 9'7" x 6'1"	Fully tiled shower cubicle with Triton T90Z electric shower. W.C.. Wash hand basin. Tiled floor. Part-tiled walls. Hot press with dual immersion.
Separate W.C.	2.05m x 0.85m 6'7" x 2'8"	