

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

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**2 Verona Esplanade,
O'Connell Avenue,
Limerick.**

Price Guide

Region: €215,000

Barrack House, O'Connell Avenue, Limerick.
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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		Description
	M.	Ft.	
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"		