

Accommodation		
Accommodation	Size M. Ft.	Description
Landing	2.63 m x 1.6 m 8'6" x 5'3"	Recessed lighting. Access to attic via Stira staircase.
Bedroom 1	4.15 m x 4.4 m 13'6" x 14'4"	Telephone & TV point. Recessed lighting.
Ensuite	1.95 m x 2.0 m 6'4" x 6'6"	Fully tiled walls & floor. WC Wash hand basin. Shower cubicle with Aqua Stream shower.
Bedroom 2	3.74 m x 4.2 m 12'3" x 13'8"	Recessed lighting. TV & telephone points.
Bedroom 3	3.0 m x 3.15 m 9'8" x 10'3"	Recessed lighting. TV & telephone points.
Bedroom 4	3.15 m x 3.7 m 10'3" x 12'1"	Recessed lighting. TV & telephone points.
Bathroom	2.65 m x 2.3 m 8'7" x 7'6"	Bath. WC & wash hand basin. Shower cubicle with Mira Elite 2 electric shower. Tiled floor. Part tiled walls.

Outside

Walled & fenced south facing rear garden mainly laid to lawn. Outside tap & light. Side entrance way. Front garden with tarmacadamed driveway.

Viewing strictly by appointment

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**47 Cluain Dara,
Clonmacken, Ennis Road,
Limerick.**

Price

€275,000

Barrack House, O' Connell Avenue, Limerick.
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New to market comes this fabulous semi detached family home in this very sought after residential development located within close proximity to the city centre and adjacent to the Condell Road, Ennis Road and the Limerick Tunnel.

This extremely well presented property benefits from spacious and bright accommodation throughout to include entrance hallway, guest WC, living room, dining room, kitchen, utility room, four bedrooms (main ensuite) and bathroom.

Externally the rear garden is south facing and the property has a front garden with tarmacadamed driveway.

Special Features

- * Semi detached
- * GFCH
- * Double glazed windows
- * Four bedrooms
- * South facing rear garden
- * Excellent decorative condition
- * Overlooking green area to front
- * Ensuite
- * Utility room
- * Two reception rooms
- * Cul de sac development



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Accommodation	Size M. Ft.	Description
Entrance Hallway	4.33 m x 3.0 m 14'2" x 10'	Hardwood entrance door. Part part solid oak flooring. Telephone Recessed lighting. Coving.
Guest w.c	1.35 m x 1.6 m 4'4" x 5'3"	WC Wash hand basin. Tiled floor
Living Room	5.6 m x 4.3 m 18'3" x 14'1"	Feature stone fireplace with marble hearth & gas coal effect fire insert. Coving. Recessed lighting. Bay window. TV & telephone point. Double glazed panelled doors to...
Dining Room	3.63 m x 3.2 m 11'9" x 10'5"	Solid oak flooring. Coving. Recessed lighting. Double glazed pvc French doors to rear garden. Double glazed panelled doors to...
Kitchen / Dining Room	6.25 m x 4.0 m 20'5" x 13'1"	Modern fitted kitchen with ample eye & floor level units, display cabinet, four cutlery drawers, two pot drawers. Single drainer stainless steel sink unit. Neff four plate gas hob oven & Neff microwave. Integrated dishwasher. Part tiled floor. Part solid oak flooring. TV point. Recessed lighting.
Utility	2.7 m x 1.9 m 8'9" x 6'2"	Plumbed for washing machine. floor. Fitted presses. Door to side rear garden.