

1st Floor

Accommodation	Size		Description
	M.	Ft.	
Landing			Hotpress with dual immersion.
Bedroom 1	3.94m 12'9"	3.3m 10'8"	Range of modern fitted wardrobes with overhead presses and drawers. Recessed lighting. Telephone point. Double glazed sash window with original shutters.
Bedroom 2	3.35m 10'10"	4.4m 14'4"	Cast iron fireplace. Recessed lighting. T.V. point. Double glazed sash window with original shutters.
Bedroom 3	3.1m 10'2"	2.07m 6'8"	Double glazed sash window with original shutters.

Outside

Railed and walled front garden with wrought iron entrance gate. Outside to the rear south facing rear garden which contains a large cobble stone patio area. Garden stone shed with slate roof over. Parking to the rear via electronic gates. Outside sensor light and tap.



O.S. LicenceAU0038307

Viewing strictly by appointment

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**13 Harbour View Terrace,
 South Circular Road,
 Limerick.**

Price
 Region €289,000

Barrack House, O'Connell Avenue, Limerick.
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No. 13 is a charming, end of terrace period residence located on the South Circular Road within close proximity to the city centre. The property which has been tastefully refurbished boasts wonderful features to include fireplaces, double glazed sash windows and coving. All this is further enhanced by a sunny south facing rear garden.

The bright and spacious accommodation comprises of entrance hallway, inner hallway, living room, family room, kitchen / dining room, guest w.c., bathroom, separate w.c. and 3 bedrooms.

Outside there is a maintenance free south facing rear garden with electric gates to vehicular access via a laneway off the South Circular Road.

The location is second to none with a wealth of local amenities a mere stroll away to include a superb array of shops, cafes and restaurants along with a selection of schools and colleges close by.

Special Features

- * End of terrace
- * Period style residence
- * Excellent decorative condition
- * Parking to rear
- * Double glazed sash windows
- * GFCH
- * South facing rear garden
- * Modern fitted kitchen
- * Alarm
- * Guest w.c.



Downstairs		
Accommodation	Size M. Ft.	Description
Entrance Hallway	4.15m x 1.25m 13'6" x 4'10"	Hardwood entrance door. Alarm point. Original pine flooring.
Living Room	4.03m x 4.3m 13'2" x 14'10"	Black slate open fireplace with tiled hearth. Ornate coving. Double glazed sash windows with original working shutters. Pine flooring.
Family Room	4m x 3.5m 13'12" x 11'5"	Ornate cast iron open fireplace with tiled hearth. T.V. point. Pine flooring. Double glazed sash windows and original shutters.
Inner Hallway	4.42m x 1.8m 14'5" x 5'9"	
Guest W.C.		with toilet and wash hand basin.
Kitchen / Dining Room	7.2m x 2.83m 23'6" x 9'3"	Modern fitted kitchen with an ample array of eye and floor level units. Four cutlery drawers. Four pot drawers. Single drainer 1&1/2 bowl stainless steel sink unit with mixer tap. Tiled splash-back area. Whirlpool electric oven. Four plate gas hob. Extractor fan. Slate flooring in kitchen area and timber flooring in dining area. The dining area has a vaulted ceiling. Kitchen is plumbed for dishwasher and there is an integrated fridge freezer. French doors with double glazed insets leading to rear.
Upstairs Return		
Bathroom	3.5m x 2.12m 11'5" x 6'9"	Free standing bath, w.c and separate shower unit. Tiled floor and recess lighting.
Separate W.C.		Toilet and wash hand basin. Tiled floor.