

Outside

Walled and gated front garden. Part lawned and tarmacadamed drive-way. Large south facing rear garden, c. 40 metres in length mainly laid to lawn. Garage to the side of the property.



“The Home of High Standards”

Viewing strictly by appointment

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18 Fort Mary Park,
North Circular Road,
Limerick.

Price

Region In Excess of €220,000

Barrack House, O' Connell Avenue, Limerick.

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We are delighted to offer for sale this superbly located residence on the North Circular Road adjacent to a host of amenities to include excellent schools, sporting grounds and shopping facilities.

The property whilst needing full refurbishment offers the discerning purchaser a great opportunity to extend this property both to the side and rear subject to the necessary planning permission.

Outside this property has a superb c. 40 metre south facing rear garden and off street parking to the front.

A viewing of this property is highly recommended.

Special Features

- * Semi detached
- * Aluminium windows
- * 2 reception rooms
- * Large south facing rear garden
- * Garage
- * Excellent location
- * Adjacent to JFK, Salesians & Ard Scoil Ris Schools
- * Close proximity to Gaelic Grounds, Thomond Park & Jetland Shopping Centre
- * Obvious potential to refurbish and extend subject to the necessary planning permissions.
- * BER Rating: G

Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Porch	2.7m x 0.6m 8'8" x 2'	White aluminium entrance door. Porch light. Tiled floor.
Entrance Hallway	4.5m x 2.75m 14'8" x 9'	Hardwood entrance door with glass inset. Understairs storage area. Telephone point.
Living Room	3.7m x 4.9m 12'1" x 16'	Tiled fireplace. Large bay win- dow.
Family Room	4.25m x 3.65m 13'9" x 11'9"	Tiled fireplace. T.V. point.
Kitchen	2.95m x 2.75m 9'6" x 9'	Single drainer stainless steel sink unit. Floor level units. Pantry unit.
Upstairs		
Landing		
Bathroom	2.75m x 1.95m 9' x 6'4"	Bath. Wash hand basin. Hotpress with dual immersion.
Separate W.C.	1.5m x 0.85m 4'9" x 2'8"	
Bedroom 1	3.8m x 4.15m 12'5" x 13'6"	Fitted wardrobes.
Bedroom 2	3.4m x 4.9m 12' x 16'	Large bay window.
Bedroom 3	2.9m x 2.75m 9'5" x 9'	
Garage	5.15m x 3.6m 16'9" x 11'8"	