

## Outside

Walled and gated front garden. Part lawned and tarmacadamed driveway. 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 window.
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"	