

Accommodation			
Accommodation	Size		Description
	M.	Ft.	
Landing			Hotpress with dual immersion
Bathroom	2.1m x 1.7m 6'9" x 5'6"		Bath, wc and wash hand basin. Fully tiled walls and floor.
Bedroom 1	3.3m x 3m 10'8" x 9'8"		Fitted wardrobes. Tongue and groove sanded and varnished floor. Tv point.
Ensuite	2.1m x 1.45m 6'9" x 4'7"		Fully tiled shower cubicle with Mira Elite electric shower, wc and wash hand basin.
Bedroom 2	4.4m x 2.75m 14'4" x 9'		Fitted wardrobes. Shelving. Tongue and groove sanded and varnished floor.
Bedroom 3	3m x 2.35m 9'8" x 7'7"		Fitted wardrobes. Tongue and groove sanded and varnished floor..

Outside

Front garden part lawned and cobble lock driveway, gated side entrance way. Fully enclosed rear garden, mainly laid to lawn with border areas containing maturing plants and shrubs.

Viewing strictly by appointment

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**118 Curragh Birin,
Castletroy,
Limerick.**

Price

Region €149,950

Barrack House, O'Connell Avenue, Limerick.
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A fine opportunity arises to acquire this fine 3/4 bedroom semi detached residence within close proximity to UL, Castletroy Park Hotel, Parkway Shopping Centre and only a short distance from the city centre.

The well presented accommodation comprises of entrance hallway, guest w.c., living room, dining room, kitchen / breakfast room, utility room, family room / bedroom 4, 3 further bedrooms and bathroom.

Outside the property benefits from a fully enclosed rear garden mainly laid to lawn and a front garden with cobble lock driveway.

Special Features

- * Semi-detached
- * Double glazed PVC windows
- * GFCH
- * Alarm
- * 4 Bedrooms
- * Ensuite
- * Utility room
- * Good decorative condition
- * Over looking green area to front
- * Adjacent to UL and Castletroy Park Hotel
- * C. 2,700 sq. ft.
- * Magnificent mature gardens
- * Dual vehicular entrance way
- * Superb condition throughout



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Entrance Hallway	5.07m x 1.87m 16'6" x 6' 1"	Coving. Alarm point. Solid timber flooring. Hardwood glass panelled entrance door.
Guest w.c	1.65m x .75m 5'4" x 2'4"	Toilet & wash hand basin
Living room	5.16m x 3.16m 16'9" x 10'3"	Feature cast iron fireplace with marble hearth and ornate stone surround. Coving. Solid timber flooring. Tv point. Double doors to....
Dining room	3.6m x 2.37m 11'8" x 7'7"	Coving. Timber flooring. Double glazed sliding patio door to rear garden. Opening to.....
Kitchen / Breakfast room	6m x 2.7m 19'6" x 8'8"	Fitted kitchen with ample array of eye and floor level units, 2 cutlery drawers, pot drawer. 1 1/2 bowl stainless steel sink unit with mixer tap and tiled splash-back area. Breakfast counter. Fully tiled floor. Door to rear garden
Utility	3m x 2.4m 9'8" x 7'9"	Plumbed for washing machine. Vented for dryer. Single drainer stainless steel sink unit with mixer tap. Floor level units. Fully tiled floor. Door to side and rear garden.
Family Room / 4th bedroom	4.67m x 3m 15'3" x 9'8"	