

Upstairs			
Accommodation	Size		Description
	M.	Ft.	
Landing			Access to landing via stira staircase.
Shower Room	1.7m x 2m 5'6" x 6'6"		Modern fitted shower suite. Large shower cubicle with Triton T90 Z electric shower. Glass shower door. Wash hand basin in vanity unit. W.C. Fully tiled walls and floor. Recess lighting.
Bedroom 1	3.9m x 2.95m 12'8" x 9'7"		Tongue and groove sanded and varnished floor.
Bedroom 2	3.45m x 3.17m 11'3" x 10'4"		Range of fitted wardrobes. Hotpress with dual immersion.
Bedroom 3	2.9m x 2.36m 9'5" x 7'7"		Tongue and groove sanded and varnished floor.

### Outside

South facing rear garden with large patio area, deck area and raised car parking space accessed via steel gates. Rear garden is fully walled and gated. Front garden is part lawned.



**4 Canon Breen Park,  
Thomondgate,  
Limerick.**

PRSA Licence 002371

**Viewing strictly by appointment**

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### Price

Region €70,000

Barrack House, O'Connell Avenue, Limerick.  
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The subject property is located on the outskirts of Limerick City in Thomondgate. This location benefits from a host of services and amenities with nearby landmarks to include Thomond Park, The Treaty Stone and King John's Castle.

The subject property comprises of a mid terraced, 3 bedroomed residence which is in good condition with a private secure rear garden. The property benefits from Vehicular access to the rear.

#### Special Features

- \* Mid terrace red brick
- \* Double glazed windows
- \* Modern fitted kitchen
- \* Modern fitted shower room
- \* Excellent decorative condition
- \* Vehicular access to rear
- \* Gas fired central heating
- \* South facing rear garden with large patio area, deck area and raised car parking space accessed via steel gates.
- \* Close proximity to city centre and all its amenities.
- \* **BER Rating: E2**



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Porch	1.6m x 0.75m 5'2" x 2'5"	Single glazed aluminium sliding storm porch door. Tiled floor. Porch light.
Entrance Hallway	3.75m x 1.85m 12'3" x 6'	White aluminium entrance door. Tiled floor. Centre piece and coving.
Living Room	3.5m x 3.85m 11'5" x 12'6"	Centre piece and coving. Hardwood timber flooring. Feature marble fire-place with Mahogany surround. Marble hearth and gas coal effect fire. T.V. point.
Kitchen / Dining Room	5.4m x 3.5m 17'7" x 11'5"	Modern fitted kitchen with an array of eye and floor level units. Single drainer stainless steel sink unit with tiled splashback area. Fully tiled floor. Plumbed for washing machine. Double glazed white aluminium French doors to rear garden.

