

Upstairs Continued

Accommodation	Size		Description
	M.	Ft.	
Shower Room	2.2m	2.4m 7'2" x 7'9"	Fully tiled shower room. Shower cubicle with sliding shower door. W.C. and wash hand basin.

Outside

Large front and rear gardens mainly laid to lawn. Open green spaces. Views of Ballyneety Club House and grounds.



Viewing strictly by appointment

PRSA Licence 002371

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**12 The Glen, Ballyneety Golf Club,
Ballyneety,
Co. Limerick.**

Price

Region €115,000

Barrack House, O' Connell Avenue, Limerick.
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We are delighted to present for sale this fabulous refurbished two bedroom semi detached cottage overlooking Ballyneety Golf Club and within a short drive of Limerick City Centre.

The bright airy upgraded modern interior comprises of entrance hallway, living room, dining room, kitchen, utility room, 2 double bedrooms (main ensuite) and shower room.

Outside the property is further enhanced with large front and rear gardens, open spaces, panoramic views of Ballyneety Golf Club and grounds.

Special Features

- * Semi detached
- * Excellent decorative condition
- * Double glazed windows
- * Gas fired central heating
- * Overlooking Ballyneety Golf Club
- * Large front and rear gardens
- * Two large double bedrooms
- * Two Reception rooms
- * **BER RATING: D2**



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway	3.2m x 1.25m 10' x 4'	Hardwood entrance door. Recessed lighting.
Living Room	6.25m x 3.9m 20'5" x 12'8"	Feature fireplace with gas coal effect fire inset and marble hearth. Recessed lighting. T.V. point. Double glazed rational French doors to patio area. Dimmer switch.
Dining Room	3.3m x 2.75m 10'8" x 9'	Recessed lighting. Dimmer switch.
Kitchen	2.9m x 1.85m 9'5" x 6'	Modern fitted kitchen with an array of eye and floor level units. Four cutlery drawers. Shelving. Oval stainless steel sink unit with mixer tap and oval draining board. Granite worktop space and splashback. Zanussi electric oven. Four plate hob and extractor fan. Tiled floor. Recessed lighting. Breakfast bar.
Utility Room	2.8m x 2.2m 9'2" x 7'2"	Plumbed for washing machine. Recessed lighting. Floor to ceiling storage presses.
Upstairs		
Landing		Hotpress with dual immersion
Master Bedroom	5m x 3m 16'4" x 9'8"	Range of fitted mirrored wardrobes. Open shelving. Recessed lighting. Dimmer switch.
Ensuite Shower Room	2.95m x 1.75m 9'7" x 5'7"	Shower cubicle with Mira Elite 2 electric shower. W.C. and wash hand basin. Mosaic tiling. Tiled floor. Velux window.
Bedroom 2	4.15m x 3.8m 13'6" x 12'5"	Fitted mirrored wardrobes. Recessed lighting.