

Outside

Fully walled rear garden. Patio area. Steel garden shed. Gated side entrance way. Front garden with off street parking.



**13 Cherry Drive,
Glencairn,
Dooradoyle, Limerick.**

Viewing strictly by appointment

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Price

Region €147,500

Barrack House, O'Connell Avenue, Limerick.
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New to the market comes this fine three bedroom end of terrace property. Located over looking a green area and adjacent to a host of amenities to include The Mid West Regional Hospital, The Crescent Shopping Centre, schools and the Southern Ring Road.

Accommodation comprises entrance hallway, guest WC, living room, kitchen/dining room, three bedrooms (main ensuite) and bathroom.

Outside there is a private rear garden and a front garden with off street parking.

Special Features

- * End of terraced
- * Double glazed windows
- * Gas fired central heating
- * Alarm
- * Three double bedrooms
- * Ensuite
- * Over looking green area
- * Excellent decorative condition
- * Guest W.C.
- * BER Rating: D1



Accommodation			
Accommodation	Size		Description
	M.	Ft.	
Entrance Hallway	2.18 m x 2.5 m 7'2" x 8'2"		Centre piece. Alarm poin floor. Hardwood entrance with frosted & leaded gla insets.
Guest W.C.	1.0 m x 1.3 m 3'3" x 4'3"		W.C. Wash hand basin.
Living Room	4.75 m x 3.6 m 15'6" x 11'8"		Feature cast iron fireplac marble hearth & timber s Centre piece & covings. T
Kitchen/Dining Room	7.8 m x 2.7 m 25'6" x 8'9"		Modern fitted kitchen wit array of eye & floor level four cutlery drawers. Sing drainer stainless steel sir with mixer tap. Tiled spla area. Whirlpool electric c Four plate hob & extract Plumbed for dishwasher washing machine. Bay w Tiled floor. Hardwood do side & rear garden.
Landing			Hot press with dual imme
Bathroom	2.83 m x 2.6 m 9'3" x 8'5"		Bath with tiled bath surrc WC Wash hand basin. F tiled floor.
Bedroom 1	3.05 m x 2.93 m 10' x 9'6"		Range of fitted wardrobe point. Tongue & groove s & varnished floors.
Ensuite	1.64 m x 1.63 m 5'4" x 5'3"		Fully tiled shower cubicle Mira Elite electric shower Wash hand basin. Extrac Fully tiled floor.
Bedroom 2	2.76 m x 2.7 m 9'1" x 8'8"		
Bedroom 3	3.08 m x 2.8 m 10'1" x 9'2"		