

Accommodation		
Accommodation	Size M. Ft.	Description
Shower Room	1.8 m x 1.8 m 5'9" x 5'9"	Shower cubicle with Triton T90si electric shower. WC Wash hand basin. Fully tiled walls & floor.
Bedroom 1	2.8 m x 3.1 m 9'2" x 10'2"	Range of fitted wardrobes.
Bedroom 2	3.1 m x 3.0 m 10'2" x 9'8"	Range of fitted wardrobes. Timber floor.
Attic Room	4.1 m x 3.0 m 13'5" x 9'8"	Velux window

## Outside

Fully walled rear garden with elevated wooden deck.  
Walled front garden with double gates leading to driveway.



Viewing strictly by appointment

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6 Clarke Avenue,  
Janesboro,  
Limerick.

## Price

Region €105,000

Barrack House, O' Connell Avenue, Limerick.  
Tel 061 410410 Fax 061 444443 Email [decourcyodwyer@propertypartners.ie](mailto:decourcyodwyer@propertypartners.ie)

New to the market comes this fine two storey mid terrace property in a mature and popular residential estate located adjacent to a host of amenities to include schools, Tesco, Aldi, the Southern ring road and within a short distance from the city centre.

Accommodation comprises of entrance hallway, living room, family room, kitchen/breakfast room, two bedrooms, attic room and shower room.

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

#### Special Features

- \* Mid terrace
- \* Double glazed windows
- \* Gas fired central heating
- \* Kitchen extension
- \* Attic conversion
- \* Excellent decorative condition
- \* Off street parking
- \* BER: E2



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Entrance Hallway	3.0 m x 1.7 m 9'8" x 5'6"	Aluminium entrance door. Tiled Coving.
Living Room	4.1 m x 3 m 13'5" x 9'8"	Timber flooring. TV point.
Family Room	4.0 m x 3.15 m 13'1" x 10'3"	Centre piece & coving. Marble with ornate mahogany surround hearth and Gas coal effect fire point. Fully tiled floor. Wainsco Double glazed white PVC door to...
Kitchen/Breakfast Room	3.1 m x 2.8 m 10'2" x 9'2"	Modern fitted kitchen with amp of eye & floor level units, display nets, open shelving, four cutlery drawers. Single drainer stainless steel unit with mixer tap. Tiled splash area. Fully tiled floor. Credenza electric oven & four plate ceramic hob Extractor fan. Plumbed for dish & washing machine. Pine ceiling White aluminium door to rear garden

