

Accommodation		
Accommodation	Size M. Ft.	Description
Landing		Hotpress with dual immersion.
Bathroom	1.7 m x 2.15 m 5'6" x 7'1"	Bath with tiled surround & shower door. WC Wash hand basin.
Bedroom 1	3.35 m x 3.0 m 11' x 9'8"	Fitted wardrobes. TV Point.
Ensuite	2.15 m x 1.44 m	Fully tiled shower cubicle with Triton T90xr electric shower. WC Wash hand basin. Fully tiled floor.
Bedroom 2	1.3 m x 2.7 m 4'3" x 8'9"	Fitted wardrobes. Timber flooring.
Bedroom 3	3.15 m x 2.36 m 10'3" x 7'7"	Fitted wardrobe.

Outside

Fully walled west facing rear garden mainly laid to lawn. Front garden with off street parking.



Viewing strictly by appointment

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**82 Curragh Birin,
Castletroy,
Limerick.**

Price

Region €134,950

Barrack House, O' Connell Avenue, Limerick.
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New to the market comes this fine four bedroom semi detached property in a popular residential estate located adjacent to a host of amenities to include the Univeristy of Limerick, schools and shops.

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

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

Special Features

- * Semi detached
- * Double glazed windows
- * Gas fired central heating
- * Four bedrooms
- * Two reception rooms
- * Off street parking
- * Close proximity to Univeristy of Limerick
- * Cul de sac
- * West facing rear garden
- * BER: D1

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Entrance Hallway	5.13 m x 1.91 m 16'8" x 6'3"	Hardwood entrance door. Telephone point.
Guest WC		WC Wash hand basin.
Living Room	3.2 m x 5.2 m 10'5" x 17'1"	Marble fireplace with ornate pine surround. Timber flooring. TV point. Double doors to...
Dining Room	2.4 m x 3.6 m 7'9" x 11'8"	Timber floor. Double glazed sliding patio door to rear garden.
Kitchen/Breakfast Room	6.1 m x 2.7 m 20' x 8'9"	Fitted kitchen with array of eye & floor level units, two cutlery drawers, pot drawer. Single drainer stainless steel sink unit with mixer tap. Whirlpool electric oven. Four plate hob. Extractor fan. Tiled splashback area.
Utility Room	3.04m x 2.3 m 9'9" x 7'6"	Plumbed for washing machine. Single drainer stainless steel sink unit with mixer tap. Floor level units.
Bedroom 4	3.1 m x 4.7 m 10'2" x 15'4"	