

Accommodation	Size		Description
	M.	Ft.	
Landing			Large hotpress with double doors. Access to floored attic via stira staircase.
Bathroom	2.84 m x 2.7 m 9'3" x 8'9"		Bath with tiled panel surround. Free standing shower unit with Triton t80si electric shower. WC. Wash hand basin in vanity unit. Part tiled walls. Fully tiled floor.
Bedroom 1	3.95 m x 4.4 m 12'9" x 14'4"		Solid French pine flooring. Alarm & telephone point.
En-suite	1.95 m x 1.78 m 6'4" x 5'8"		Fully tiled shower cubicle with Triton electric shower. WC Wash hand basin. Fully tiled floor.
Walk in Wardrobe (Formally bedroom 5)	2.55 m x 2.92 m 8'4" x 9'6"		Four double wardrobes. One single wardrobe. Solid French pine flooring.
Bedroom 2	3.15 m x 3.8 m 10'3" x 12'5"		Two double wardrobes. Solid French pine flooring.
Bedroom 3	4.4 m x 3.2 m 14'4" x 10'5"		Two double wardrobes. Solid French pine flooring.
Bedroom 4	3.8 m x 2.8 m 12'5" x 9'2"		Two double wardrobes. Solid French pine flooring.
Shower Room	2.3 m x 2.0 m 7'5" x 6'6"		Tiled shower cubicle with Triton Aqua Sensation electric shower. WC Wash hand basin. Tiled floor.

Outside

Fully walled south west facing rear garden with a mix of lawn area, large patio and border area with a variety of maturing plants, shrubs, trees all fronted by railway sleepers. Extra large side entrance which is 6 meters in width, suitable for its current use as garden area or indeed extension subject to the necessary planning permissions. Gated side entrance way to both sides. Outside tap & light.

Viewing strictly by appointment

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**4 Slugaire,
Dooradoyle
Limerick.**

Price

Price on Application

Barrack House, O' Connell Avenue, Limerick.
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A fantastic opportunity arises to acquire this fabulous four/five bedroom detached family residence located close to all necessary amenities to include The Crescent Shopping Centre, MW Regional Hospital, the Southern Ring Road and only a short drive to the city centre.

The bright, airy and spacious accommodation comprises entrance hallway, guest WC, living room, dining room, sun lounge, kitchen/dining room, utility room, family room, four bedrooms (main ensuite & walk in wardrobe), shower room and bathroom.

Outside there is a fully walled south west facing well stocked rear garden and a front garden with tarmacadamed driveway.

Special Features

- * Detached
- * Corner site
- * Double glazed windows
- * Gas fired central heating
- * South West facing rear garden
- * Superb shaker kitchen
- * Excellent decorative condition
- * Four/Five bedrooms
- * Sun lounge
- * Guest WC
- * Solid birch floors downstairs Solid French pine upstairs
- * c.2,600 Sq. Ft.
- * Large attic space



Downstairs		
Accommodation	Size M. Ft.	Description
Entrance Hallway Guest W.C.	5.9 m x 2.53 m 19'4" x 8'3"	Hardwood entrance door. Solid birch floor. Alarm point. Recessed lighting. Telephone point. Cloaks closet. WC Wash hand basin. Tiled floor. Extractor fan.
Living Room	6.2 m x 4.0 m 20'3" x 13'1"	Marble fireplace with timber surround, gas coal effect fire & marble hearth. Solid birch flooring. TV point. Recessed lighting. Bay window.
Dining Room	3.7 m x 3.3 m 12'1" x 10'8"	Solid birch flooring. Opening to...
Sun Lounge	3.4 m x 3.14 m 11'2" x 10'3"	Vaulted cathedral style pine ceiling with recessed lighting. Solid birch floor. TV & telephone points. Double glazed sliding patio door to rear garden. Two velux windows.
Kitchen/Dining Room	6.5 m x 3.22 m 21'3" x 10'6"	Modern fitted solid beech shaker style kitchen with ample array of eye & floor level units, display cabinets, 4 cutlery drawers, Franke 1 1/2 bowl stainless steel sink unit with granite work-top. Plumbed for dish washer. integrated fridge freezer. Bosch double oven & Belling 5 plate ceramic hob. Extractor fan. Fully tiled floor. Recessed lighting. Solid birch floor in dining area. Double glazed sliding patio door to rear. Door to...
Utility Room	2.16 m x 2.1 m 7'1" x 6'9"	Plumbed for washing machine. Vented for dryer. Array of eye level presses. Gas boiler. Fully tiled floor. Solid door with glass panelled frosted inset.
Family Room	3.2 m x 4.3 m 10'5" x 14'1"	Solid French pine floor.