

Outside

Walled and hedged front garden. Part lawned. Double gates to driveway. Fully enclosed mature rear garden mainly laid to lawn with garden shed of block construction.



**26 Parkview Drive,
Greystones, Ennis Road,
Limerick.**

Viewing strictly by appointment

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Price

Region €190,000

Barrack House, O'Connell Avenue, Limerick.
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New to the market is this appealing 3 bedroom semi detached residence located in this highly sought after mature residential suburb on the Ennis Road close to a host of amenities including The Gaelic Grounds, The Jetland and North Side Shopping Centres and a host of National and Secondary Schools as well as Limerick Institute of Technology.

The property comprises of entrance hallway, living room, family room, dining room, kitchen / breakfast room, 3 bedrooms and bathroom and is further complimented by enclosed front and rear gardens and has the added benefit of overlooking a large park to the front.

An early viewing viewing of this property is a must.

Special Features

- * Semi-detached
- * Oil Fired Central Heating
- * Double glazed windows
- * Garage conversion
- * 2 / 3 reception rooms
- * 3 bedrooms
- * Prime position overlooking a large green area
- * Mature residential suburb
- * Adjacent to North Side Shopping Centre and Jetland Shopping Centre
- * Adjacent to JFK National School Boys and Ard Scoil Ris Secondary Boys School and Salesians Girls School.



Downstairs			
Accommodation	Size		Description
	M.	Ft.	
Entrance Hallway	3.56m x 1.92m 11'7" x 6'3"		Aluminium front door. Parquet flooring.
Living Room	4.35m x 3.5m 14'3" x 11'5"		Open tiled fireplace with tiled hearth. T.V. point. Telephone point. Opening to
Family Room	3.55m x 3.4m 11'6" x 11'2"		Open tiled fireplace with tiled hearth. Opening to
Dining Room	2.75m x 3.57m 9' x 11'7"		
Kitchen / Breakfast Room	3.7m x 5.1m 12'1" x 16'7"		Kitchen with range of eye and floor level units. Stainless steel sink with mixer tap. Plumbed for washing machine. Plumbed for dishwasher. Door to rear garden.
UPSTAIRS			
Bathroom	1.87m x 2.15m 6'2" x 7'		Bath with Triton T90i electric shower. W.C. and wash hand basin. Part tiled walls. Fully tiled floor.
Bedroom 1	3.65m x 4.1m 12' x 13'5"		Range of fitted wardrobes and overhead presses.
Bedroom 2	3.46m x 3.12m 11'3" x 10'2"		Range of fitted wardrobes and overhead presses.
Bedroom 3	2.52m x 3.14m 7'4" x 10'3"		
Landing			Access to attic via stira staircase.