

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.



Viewing strictly by appointment

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

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 M. Ft.	Description
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.