

Outside

Fully enclosed rear garden with raised deck area and garden shed. Outside tap and light. Fully flagged rear garden.

Front garden fully cobblelock with double wrought iron gates to driveway.



Viewing strictly by appointment

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42 Smith O'Brien Avenue,
Kileely,
Limerick.

Price

Region €140,000

Barrack House, O'Connell Avenue, Limerick.
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On offer is this deceptively spacious three bedroom semi detached residence which is located adjacent to Thomond Park and only a stones throw from the city centre.

The well laid out extended spacious accommodation comprises entrance hallway, family room, living room, TV room, kitchen/dining room, utility room, bathroom and three bedrooms.

Outside the property is further complimented by a front garden with off street parking and rear garden.

Special Features

- * End of terrace
- * Double glazed windows
- * Three bedrooms
- * Four reception rooms
- * Two bathrooms
- * Private rear garden
- * Off street parking
- * Excellent decoration condition



Downstairs			
Accommodation	Size		Description
	M.	Ft.	
Entrance Hallway	2.86 m x 1.9 m 9'4" x 6'2"		PVC entrance door. Timber flooring. Understairs storage area. Waynescotting. Alarm point.
Family Room	2.9 m x 2.6 m 9'5" x 8'5"		
Living Room	4.2 m x 3.4 m 13'8" x 11'2"		Marble fireplace with gas coal effect fire inset. Coving. Recessed lighting. Timber flooring. Dimmer switch.
TV Room	2.7 m x 3.0 m 8'8" x 9'8"		
Kitchen/Dining Room	6.2 m x 3.5 m 20'3" x 11'5"		Modern fitted kitchen with ample array of eye & floor level units, display cabinets, four cutlery drawers. Candy electric oven & Hotpoint five plate gas hob. Extractor fan. 1 1/2 bowl stainless steel sink unit with mixer tap. Fully tiled floor.
Utility Room	3.4 m x 2.3 m 11'2" x 7'5"		Timber flooring. Recessed lighting. Plumbed for washing machine.
Shower Room	2.0 m x 1.65 m 6'6" x 5'4"		Fully tiled shower cubicle with Triton T80i electric shower. WC Tiled floor.
Bathroom	3.14 m x 2.5 m		Corner bath unit with telephone shower attachment. WC Wash hand basin in vanity unit.
Bedroom 3	5.6 m x 2.5 m		Range of fitted wardrobes.
Upstairs			
Bedroom 1	3.7 m x 2.75 m 12'1" x 9'		
Bedroom 2	4.5 m x 2.77 m 14'8" x 9'1"		