

Accommodation	Size M. Ft.	Description
Landing		Hot press with dual immersion.
Bedroom 1	4.5m x 3.36m 14'8" x 11'	Fitted wardrobes with overhead presses.
Bedroom 2	4.58m x 3.25m 15' x 10'7"	Fitted wardrobes with overhead presses.
Bedroom 3	2.4m x 2.9m 7'9" x 9'5"	Fitted wardrobes with overhead presses.
Bathroom	2.36m x 1.67m 7'7" x 5'5"	Bath with Mira Elec 8.3 Supreme electric shower. W.C. and wash hand basin in vanity unit. Fully tiled walls.

Outside

Fully walled large front garden mainly laid to lawn with gated driveway. To the rear there is a mainly walled and part hedged private south facing rear garden mainly laid to lawn with border areas with maturing plants and shrubs. 2 gated side entrance way and outside tap.



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**21 Blackthorn Drive,
Caherdavin,
Limerick.**

PRSA Licence 002371

Viewing strictly by appointment

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Price

Region €149,000

Barrack House, O' Connell Avenue, Limerick.
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We are delighted to offer for sale, this substantial detached residence in a prime location adjacent to Caherdavin National School and Church and within close proximity to The Jetland Shopping Centre and the City Centre.

The bright airy and spacious accommodation consists of entrance porch, entrance hallway, living room, dining room, kitchen, utility room, 3 bedrooms, bathroom and garage.

The property is further complimented by a fine front garden with driveway, off street parking and a private south facing rear garden.

A viewing of this property is highly recommended.

Special Features

- * Detached
- * Double glazed windows
- * Alarm
- * 2 Reception rooms
- * Private south facing rear garden
- * Extra large front garden
- * Oil fired central heating
- * Superb location
- * Adjacent to Caherdavin National School and Caherdavin Church
- * Close proximity to Jetland Shopping Centre
- * BER Rating: G



Downstairs		
Accommodation	Size M. Ft.	Description
Entrance Porch		Aluminium sliding storm porch door. Porch light
Entrance Hallway	3.35m x 1.95m 10'10" x 12'5"	Telephone point. Alarm point.
Living Room	4.35m x 3.4m 14'3" x 11'1"	Feature brick fireplace with tiled hearth and open fireplace. Double doors leading to
Dining Room	3.78m x 3.25m 12'4" x 10'7"	Feature brick fireplace with tiled hearth and open fire.
Kitchen	3.84m x 2.5m 12'6" x 8'2"	Solid oak fitted kitchen with array of eye and floor level units, four cutlery drawers, double drainer stainless steel sink unit with mixer tap and tiled splashback area. Door to ...
Utility Room	2.44m x 2.8m 8' x 9'2"	
Garage	5.3m x 2.45m 17'4" x 8'	with aluminium up and over door.