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20 Belfield Park,
Ennis Road,
Limerick.

We are delighted to be instructed to sell this fine 3 bedroom semi-detached residence located in a prime cul de sac mature development just a stones throw from Sarsfield Bridge and the City Centre. This mature property whilst requiring modernisation is an ideal opportunity for the discerning purchaser to impose their own stamp on this property.

The accommodation comprises of Entrance Hallway, Living Room, Dining Room, Kitch/Breakfast Room, 3 Bedrooms, Bathroom, WC, and Garage.

Outside the property is complimented by a private rear garden and front garden with off street parking. A viewing of this property is highly recommended.

Price

Region €235,000

Barrack House, O' Connell Avenue, Limerick.

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Accommodation

Accommodation	Size	Description
Entrance Hallway		Alluminium glass panelled entrance door.
Family Room	3.8 m x 3.2 m 12'5" x 10'5"	Tiled fireplace, timber flooring, double doors leading to Living Room.
Living Room	3.84 m x 3.62 m 12'6" x 11'9"	Tiled fireplace, timber flooring, double glazed sliding patio doors to conservatory
Conservatory	3.58 m x 1.77 m 11'7" x 5'8"	Tiled floor.
Kitchen/B'fast Room	3.66 m x 1.95 m 12'0" x 6'4"	Single drainer stainless steel sink unit, eye and floor level presses, solid fuel range, gas boiler. Door to rear garden. Pantry unit.
Garage	8.66 m x 2.46 m 28'4" x 8'1"	
Bathroom	2.26 m x 1.64 m 7'4" x 5'4"	Bath and whb in vanity unit. Separate WC.
WC	1.54 m x 0.75 m 5'1" x 2'5"	
Bedroom 1	3.85 m x 3.15 m 12'6" x 10'3"	Tiled fireplace, hot press
Bedroom 2	3.77 m x 3.67 m 12'4"x 12'1"	Tiled fireplace
Bedroom 3	2.34 m x 2.82 m 7'7" x 9'3"	Fitted wardrobe

Special Features

- * Semi-detached
- * Gas fired central heating
- * Double glazed windows
- * Cul de Sac
- * Close proximity to the City Centre
- * Private rear garden
- * Excellent potential
- * Conservatory

Outside

Fully walled enclosed private rear garden mainly laid to lawn. Patio area. To the front, fully walled front garden mainly laid to lawn double steel gates to driveway.

Viewing strictly by appointment

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