

## Outside

To the rear there is a fully paved courtyard with recessed ground lighting. Fully walled front garden laid with Castlestone brick, pedestrian gated entrance and recessed ground lighting.



## “The Home of High Standards”

Viewing strictly by appointment

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**18 Mount Pleasant Avenue  
(Off Wolfe Tone Street), Limerick**

**Guide Price:**

**Region €185,000**

Barrack House, O' Connell Avenue, Limerick.  
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No. 18 is set amongst a row of red bricked period style residences built c. 1900. This property however has been successfully rebuilt from the ground; yet blends in magnificently with the surrounding properties. The terraced dormer property offers the discerning purchaser a magnificent house with an original looking facade masking a stunning contemporary designed interior.

The accommodation on entering comprises a large open plan living room / dining room / kitchen, bathroom and utility downstairs. Upstairs is accessed via a wide sweeping staircase with recessed lighting to three bedrooms, two of which are ensuite.

The property which benefits from a B3 BER rating also has triple-glazed windows, triple insulation, gas fired and air conditioning heating, zoned heating and has the benefit of front and rear courtyard areas.

This house is located adjacent to the City Centre and all it's amenities and an early viewing of this property is highly recommended.

### Special Features

- \* New Build
- \* BER: B3
- \* Terraced
- \* Cul de sac
- \* Triple Insulation
- \* Gas fired central heating / Air conditioning with zoned heating.
- \* Triple glazed windows
- \* Courtyard front & back
- \* 3 bedrooms
- \* Magnificent kitchen
- \* Open plan downstairs
- \* Utility Room
- \* Bathroom & 2 ensuite
- \* Adjacent to City Centre
- \* Carbon monoxide & smoke alarms
- \* Stunning starter house &/or Strong residential investment with good yield potential



Accommodation		
Accommodation	Size M. Ft.	Description
Open Plan Living Room / Dining Room / Kitchen	6.4m x 6m 21' x 19'7"	Mounted glass-fronted gas coal effect fire with over-mantel. T.V. point. Coving. Recessed lighting. Modern fitted kitchen with an array of floor level units. Bosch electric oven. 4 plate hob. Extractor fan. Integrated fridge/freezer. 1 1/2 bowl stainless steel sink unit with mixer tap. Fully tiled porcelein floor.
Utility Room	2.95m x 1.55m 9'7" x 5'1"	Floor and eye level units. Integrated Bosch dishwasher. Plumbed for washing machine. Gas boiler.
Bathroom	3m x 1.52m 9'8" x 5'	Bath with Mira Elite electric shower. Folding glass shower door. W.C., Wash hand basin. Fully tiled walls and floor. Recessed lighting. Extractor fan. Velux window.
Upstairs Accommodation		
Bedroom 1	4.15m x 3.3m 13'6" x 10'8"	Fitted wardrobe. Timber flooring. Recessed lighting.
Ensuite	2.25m x 0.75m 7'4" x 2'5"	Shower cubicle. W.C.. Wash hand basin. Extractor fan. Fully tiled walls and floor.
Bedroom 2	2.4m x 2.4m 7'9" x 7'9"	Timber flooring. T.V. point.
Bedroom 3	2.4m x 2.7m 7'9" x 8'9"	Fitted wardrobe with shelving. Timber flooring. T.V. point.
Ensuite	2.25m x 0.75m 7'4" x 2'5"	Shower cubicle. W.C.. Wash hand basin. Extractor fan. Fully tiled walls and floor.