

Outside

Large cobbled front drive. Garage space to side with potential to extend subject to planning permission. Large rear garden.



Viewing strictly by appointment

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**46 Ballycannon Heights,
Meelick,
Co. Clare.**

Price

Region €130,000

Barrack House, O'Connell Avenue, Limerick.
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New to the market comes this very well presented 4 bedroom semi detached family home offering a superb opportunity to acquire a spacious home at an affordable price.

The well laid out and spacious accommodation comprises of entrance porch, entrance hallway, living room, kitchen / dining room, 4 bedrooms and bathroom.

Outside the property is further complimented by a good sized rear garden, off-street parking to the front and a large side access suitable for extending, subject to planning permission.

Special Features

- * Semi-detached
- * Oil Fire Central Heating
- * Double glazed windows
- * Potential to extend
- * Four bedrooms
- * Cul-de-sac
- * Off street parking
- * Good sized, low maintenance rear garden



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Porch		Double glazed sliding woodgrain PVC porch.
Entrance Hallway	2.65m x 2.35m 8'7" x 7'7"	Timber flooring. Alarm point. Clothes closet.
Living Room	3.5m x 4.08m 11'5" x 13'4"	Feature marble inset open fireplace with wood surround. Centre piece. Timber flooring. T.V. point.
Kitchen / Dining Room	6m x 3.3m 17'7" x 10'8"	Modern fitted kitchen with an extensive array of eye and floor level units. Single drainer sink unit. Cooker and extractor fan. Plumbed for washing machine & dryer. Double glazed sliding patio door to rear garden.
Landing Upstairs		Hotpress with dual immersion.
Bedroom 1	2.9m x 3.5m 9'5" x 11'5"	Double built-in modern wardrobe.
Bedroom 2	2.95m x 2.88m 9'7" x 9'4"	Double built-in modern wardrobe.
Bedroom 3	1.93m x 2.95m 6'3" x 9'7"	
Bedroom 4	2.55m x 2.95m 8'4" x 9'7"	
Bathroom		Cast iron bath. Electric shower. W.C., wash hand basin. Fully tiled.