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**The White House,  
Gortatogher, Parteen,  
Co. Clare.**

**N**ew to the market comes this substantial detached residence C. 3,370 sq. ft. (331 sq. mtrs.) on C. 3/4's of an acre of mature gardens.

**T**he spacious and well laid out accommodation comprises of a double height ceiling entrance hall-way, guest w.c., living room, family room, sun lounge, kitchen / dining room, utility room, 4 bedrooms (3 ensuite) on the 1st floor and 2 attic rooms with ensembles on the 2nd floor.

**T**he property is ideally located within close proximity to Limerick City and all its amenities.

**O**utside the property has a gravelled sweeping driveway and gardens extends to C. 3/4's of an acre.

**A** viewing of this property is highly recommended.

**Price**

**Region €525,000**

**Barrack House, O'Connell Avenue, Limerick  
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## Accommodation

Accommodation	Size	Description
Entrance Hallway	6.65m x 3m 21'8" x 9'8"	White aluminium entrance door. Fully tiled hall. Recessed lighting. Coving. Alarm point. Double ceiling height and under-stairs storage.
Guest w.c.	2.3m x 1.4m 7'5" x 4'6"	W.C. and wash hand basin in vanity unit. Recessed lighting. Fully tiled walls and floor.
Living Room	8.2m x 4.75m 26'9" x 15'6"	Helex gas fire. Solid oak flooring. Recessed lighting. T.V. point. 2 x Double glazed French doors to side and rear gardens.
Family Room	4.85m x 3.75m 15'9" x 12'3"	Feature art deco Limestone fireplace with ornate surround and marble hearth. Solid oak flooring. Recessed lighting. T.V. point.
Kitchen / Dining Room	4.3m x 4.95m 14'10" x 16'2"	Solid Maple Shaker style kitchen with ample array of eye and floor level units with granite worktop space and splash-back. 1&1/2 bowl stainless steel sink unit with mixer tap. Integretated Whirlpool dishwasher. Four cutlery drawers. Display cabinets. Central island unit with marble top and fitted wine rack and presses. Fully tiled floor. Recessed lighting. Double glass panelled doors to ...
Sun Lounge	5.2m x 7.45m 17' x 24'5"	Feature Limestone fireplace with marble hearth and inset. Pine ceiling with recessed lighting. Velux windows. Tiled floor. Double glazed white aluminium double doors to garden.
Utility Room	2.2m x 1.65m 7'2" x 5'4"	Maple shaker style eye and floor level units. Plumbed for washing machine. Vented for dryer. Single drainer stainless steel sink unit with mixer tap. Tiled floor. White aluminium door to rear garden.

## 1st Floor

Bedroom 1	4.85m x 3.55m 15'9" x 11'6"	Recessed lighting. T.V. point. Telephone point. Pine flooring.
Bedroom 2	3.8m x 4.5m 12'5" x 14'8"	
Ensuite	4.6m x 2.15m 15' x 8'	Bath. w.c. and wash hand basin in vanity unit. Shower cubicle with Triton T90xr electric shower. Recessed lighting. Fully tiled walls and floor.

## 1st Floor

Accommodation	Size	Description
Bedroom 3	4.95m x 3.55m 16'2" x 11'6"	Recessed lighting. T.V. point. Telephone point. Fitted wardrobe.
Ensuite	2.2m x 2.05m 7'2" x 6'7"	Shower cubicle. w.c. and wash hand basin in vanity unit. Recessed lighting. Fully tiled walls and floor.
Bedroom 4	3.85m x 3.22m 12'6" x 10'6"	Timber flooring. Fitted wardrobe. T.V. point and telephone point.
Ensuite Shower Room	2.2m x 1.85m 7'2" x 6'	Tiled shower cubicle. w.c. and wash hand basin in vanity unit. Fully tiled walls and floor.

## 2nd Floor

Attic Room 1	4.25m x 3.35m 13'9" x 11'	Pine flooring. Velux windows. Recess lighting.
Ensuite Shower Room	2.1m x 1.45m 6'9" x 4'7"	Tiled shower cubicle. w.c. and wash hand basin. Fully tiled walls and floor. Recessed lighting.
Attic Room 2	3.25m x 4.35m 10'7" x 14'3"	Pine flooring. T.V. point. Velux windows. Recess lighting.
Ensuite	2m x 0.9m 6'6" x 2'9"	W.C. and wash hand basin. Fully tiled walls and floor. Recess lighting.

### Special Features

- \* Detached
- \* C. 3/4' acre
- \* OFCH
- \* Alarm
- \* Double glazed windows
- \* 3 storey property
- \* Large sun lounge
- \* C. 3,370 sq.ft. (331 sq. mtrs.)
- \* Superb condition throughout
- \* 2 x attic rooms
- \* Detached garage
- \* C. 2 miles to Limerick City Centre
- \* 3 reception rooms
- \* 4 ensuites



## Outside

This property sits on C. 3/4's of an acre of lawned mature gardens with a gravelled sweeping driveway leading to the front, side and rear of the property. Outside tap and light. Detached garage (5.45m x 4.4m).



### Viewing strictly by appointment

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