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**Rooney**

PSRA No. 002593

## MONTHLY UPDATE / PROPERTY

NEWSLETTER AUGUST 2022

### NEW TO THE MARKET – some of the properties now listed.

#### RESIDENTIAL

21 CEOL NA HABHANN, CAHERCONLISH, CO. LIMK. V94 HK5X  
5 SHANNON TERRACE, SOUTH CIRCULAR RD. LIMERICK V94 R82N  
82 BROOKVILLE AVE. CLAREVIEW, LIMERICK V94 X90F  
501 COURTYARD, MOUNT KENNETT, LIMERICK  
77 COLLEGE PARK, CORBALLY, LIMERICK V94 AKOT  
15 MOUNT VINCENT COTTAGES, ROSBRIEN, LIMERICK V94 FNE2  
51 INIS MOR, FR. RUSSELL ROAD, LIMERICK V94 X7OX

4 bed det - €410,000  
3 bed terrace - €395,000  
4 bed semi-det - €275,000  
2 bed apt. €125,000  
3-bed semi - €250,000  
4-bed terrace - €170,000  
4-bed detached - €385,000

#### COMMERCIAL/ INVESTMENT FOR SALE/TO LET.

MEWS, OFF MALLOW ST. LIMERICK  
3 RUTLAND ST. LIMERICK V94 AT27  
6 SARSFIELD ST. LIMERICK V94 X6KD  
DOORADOYLE OPPORTUNITY  
THE CREAMERY BAR & RESTAURANT BUNRATTY CO. CLARE

Dev. Site €120,000  
Restaurant For Sale / To Let - POA  
Retail - to let - POA  
Retail 1,600 sq.ft. To Let POA  
For Sale POA

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# **MONTHLY UPDATE / PROPERTY**

**NEWSLETTER AUGUST 2022**



**AUCTIONEER DIRECTOR JOINS VALUERS BOARD.**

**DIRECTOR OF ROONEY AUCTIONEERS**

**LISA KEARNEY**

**HAS BEEN ELECTED ONTO THE BOARD OF IPAV**

Lisa Kearney, Rooney Auctioneers (Limerick) Ltd. has been elected on the Board of the Institute of Professional Auctioneers & Valuers (IPAV).

IPAV supports more than 1,500 members across the country.

One of its primary objectives is to uphold, advance and promote professional standards and competence among its members.

The Institute operates a professional education and development for existing members and for those wishing to enter the profession.

It introduced European valuation standards to Ireland in 2013.

It is now recognised by the Irish Central Bank and the European Central Bank for which it holds default status over all other valuation standards in the event of any valuation conflict arising.

IPAV works with other stakeholders and with policymakers to try and influence the development of a sustainable property market where people can buy, sell or rent properties according to their needs.

# MONTHLY UPDATE / PROPERTY

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**BER B3**

**5 SHANNON TERRACE, SOUTH  
CIRCULAR ROAD, LIMERICK  
V94 R82N**

*Rooneys present this superb extended and renovated period townhouse located on the South Circular Road across from the Redemptorists Church and being only a short stroll to the city centre, Mary Immaculate College and numerous other amenities nearby. Completely refurbished and extended in 2017 to the highest standard, the property provides accommodation over 3 storeys comprising an entrance hall-way, open plan kitchen-diner, living room, utility room, downstairs wc, three bedrooms with the master bedroom ensuite, main shower room and an attic room accessed by a full staircase. There is a paved driveway to the front providing off street parking for two cars and wrought iron gates. To the rear off the kitchen-dining room, french doors open onto a paved enclosed yard which has a separate storage room and a doorway to the rear laneway which has vehicular and pedestrian access. This beautiful property is would make an outstanding home, contact Briain Considine at Rooney Auctioneers on 061-413511 for further information and viewing times.*

**PRICE €395,000**



**BER C2**



Rooney Auctioneers are pleased to present to the market this large spacious 4 bedroom detached residence of approx. 151.16sq.m. (1,625sq.ft.) located in the Inis Mor estate on the Fr. Russell Road. No.51 is superbly located being within easy walking distance to all local amenities and to the Crescent Shopping Centre, University Hospital Limerick, Raheen Business Park, Mungret Park, national & secondary schools and the M7/M20 motorways via the Shannon tunnel and the N18. Raheen and Dooradoyle are situated in the suburbs of Limerick city approx. 5km from Limerick city. The property has been tastefully decorated with good quality finishes throughout and comprises of an entrance hallway, guest WC, living room, large open plan kitchen/diner/livingroom, utility & Study/Playroom. Upstairs there are 4 bedrooms, en-suite bathroom and main bathroom. To the rear walled in garden with garden shed, side entrance. To the front there is a double driveway. No .51 is situated in a cul-de-sac avenue of residential homes not overlook to the front. This super property is an ideal home a highly desirable and sought after mature residential location. Viewing is highly recommended. Contact Peter Kearney at

**Rooney's 061-413511 PRICE €385,000**

**WARNING – we have become aware of a number of possible scam rental listings on various property websites. This is where a false advertiser places an advert advertising a property to rent that they do not own or manager an succeed in taking large deposit off prospective tenants. Tenants should carry out as much due diligence as possible to ensure that the advert is a legitimate advertisement and that the person they are negotiating with is the beneficial owner or appointed agent of the property. All agents operating in the Republic of Ireland have to be licensed with a Property Services Regulatory**

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# MONTHLY UPDATE / PROPERTY

NEWSLETTER AUGUST 2022



18 O'CURRY STREET  
KILKEE CO. CLARE



**LARGE RESTAURANT/COMMERCIAL PROPERTY IN THE CENTRE OF KILKEE TOWN.**

**SUBSTANTIAL ACCOMMODATION ON GROUND FLOOR AND FIRST FLOOR LEVELS WITH FRONT AND REAR ACCESS. EXCELLENT OPPORTUNITY TO ACQUIRE A RESTAURANT IN THIS POPULAR SEASIDE RESORT.**

**2-storey mid-terraced commercial property. The property comprises of a restaurant with seating, kitchen, toilets and storage on the ground floor and further seating, second kitchen, toilets on the first floor. To the rear of the first floor with its own separate access is an additional storage unit. front and rear access with front yard which may be suitable for dining area and rear yard with delivery entrance from rear laneway. overall size of the property is approx.. 270m<sup>2</sup> (2,906ft<sup>2</sup>). Seating approx. 46 - 50 patrons on each floor. PRICE POA. Further details and appointment to view from GORDON KEARNEY 061-413511**



**BUYING OR SELLING PROPERTY -  
WE ARE ACTIVELY SELLING  
PROPERTIES IN KILKEE, CO.  
CLARE. SEE OUR DISPLAY OF  
PROPERTIES AT "HABIT  
COFFEE SHOP"**

**WARNING – we have become aware of a number of possible scam rental listings on various property websites. This is where a false advertiser places an advert advertising a property to rent that they do not own or manager and succeed in taking large deposit off prospective tenants. Tenants should carry out as much due diligence as possible to ensure that the advert is a legitimate advertisement and that the person they are negotiating with is the beneficial owner or appointed agent of the property. All agents operating in the Republic of Ireland have to be licensed with a Property Services Regulatory**

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# MONTHLY UPDATE / PROPERTY

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BER C1

## CAFÉ FOR SALE / TO LET

- CITY CENTRE CAFÉ TO LET.
- ACCOMMODATION ON GROUND FLOOR AND BASEMENT.
- ADJACENT TO HUNT MUSEUM.

*Further details and appointment to view from....  
Gordon Kearney 061-413511*

**3 RUTLAND STREET  
LIMERICK V94 AT27**



BER D1

- Single storey retail / commercial unit having planning permission for a pharmacy.
- The unit has frontage onto the communal carpark which will serve the Primary Care Centre and the Doctors Clinic / Surgery.

*Further details and appointment to view from....  
Gordon Kearney 061-413511*

**DOORADOYLE OPPORTUNITY  
DOORADOYLE, LIMERICK**

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A growth in Rooney's Property Management department has resulted in a large database of tenants seeking property in Galway, Limerick & Ennis.

To discuss further contact Anthony McGann

[amcgann@rooneys.eu](mailto:amcgann@rooneys.eu) – 061 413511

Click below for further information on our Property Management Service:

<http://www.rooneys.eu/propertymanagement>

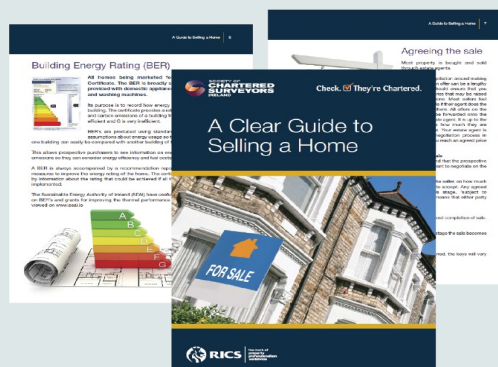


For all enquiries on commercial sales / letting of retail / offices / warehouses / licensed premises / hotels / development sites / etc.

**Contact** Gordon Kearney

(061) 413511 – (087) 2537412

[gkearney@rooneys.eu](mailto:gkearney@rooneys.eu)



<https://mk0societyofchag3d3v.kinstacdn.com/wp-content/uploads/2020/11/SCSI-Guide-to-Selling-A-Home.pdf>

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