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Rooney

PSRA No. 002593

NEWSLETTER DECEMBER 2022

Rooney

RARE OPPORTUNITY PRICE ON APPLICATION



Set in a peaceful and secluded setting for 11 months of the year. Enjoying a Southerly aspect this charming whimsical cottage comes to the market with many useful outbuildings (used for packaging and distribution at present), large open fireplaces (used for training purposes), reindeer stables and an enclave of small bijou houses which may be suitable for letting on a "SHORT" term basis.

Viewing is strictly by appointment

Just believe and your wish may come true!

Merry Christmas & Happy New Year

from all at Rooneys

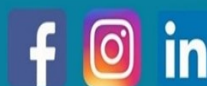
O'Connell St, Limerick, V94 P8CY • 061 413511 • www.rooneys.eu • info@rooneys.eu • PSRA 002593



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MONTHLY UPDATE / PROPERTY

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Lisa Kearney, Director and Head of Residential & New Home Sales & Gordon Kearney Managing Director @ Rooney Auctioneers were delighted to be asked to present again this year at the Construction Federation Ireland conference 2022 at the Castletroy Park Hotel. Just copy and paste the url below to see more.

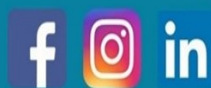
<https://www.limerickleader.ie/video/home/973510/cif-mid-wests-second-annual-summit-discusses-limericks-housing-market.html>

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MONTHLY UPDATE / PROPERTY

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

RESIDENTIAL

APT.17 BARRINGTON COURT, NORTH CIRCULAR ROAD

LIMERICK V

28 BENGAL TERRACE, LIMERICK V94 AYT1

44 ASHBROOK, ENNIS ROAD, LIMERICK V94 462P

2 KEANE ST. KILALEE, LIMERICK V94 H6WH

2-bed apt.—€345,000

2-bed end of terrace - €175,000.

4-bed detached - €430,000.

3-bed end of terrace - €140,000.

COMMERCIAL/ INVESTMENT FOR SALE/TO LET.

12.-13 UPPER WILLIAM ST. LIMERICK V94 K3H6.

DEV. SITE LAHINCH, CO. CLARE

42-43 WICKHAM ST. LIMERICK V94 K667

51 THOMAS STREET LIMERICK V94 EPR2

LANDS AT LAHINCH, CO. CLARE.

SITE AT OLD DUBLIN ROAD, RHEBOGUE, LIMERICK

Offices for sale - €450,000

1 acre - POA

Retail or Dev. Site for sale €500,000

To Let - POA

Development lands - €175,000

0.33 acre - FPP - €170,000.

Full information on the above, plus other properties we have available, visit our website www.rooneys.eu / www.myhome.ie / www.daft.ie or contact us at (061) 413511.

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BER B3



APT. 17 BARRINGTON COURT, NORTH CIRCULAR ROAD, LIMERICK V94 KO60



Rooney Auctioneers are delighted to present to the market no. 17 Barrington Court, North Circular Road. This superb two bedroom first floor apartment is located in one of Limerick City's most prestigious addresses and is walking distance to an abundance of amenities nearby. Barrington Court is a luxurious, secluded, low-density development nestled in a mature leafy surrounding which is accessed by secure electronic gates. The apartment which is in excellent condition throughout is approx. 940 sq.ft (87.3 sq.m) and comprises an entrance hallway, large open plan living room / dining room / kitchen with private terrace off, two double bedrooms one of which is en-suite and bathroom. It also benefits from a separate storage lock-up within the building for sole use of the occupant. Outside there are mature communal gardens which are meticulously maintained. There is an allocated car park space and also ample car parking space for visitors. Viewing of this exceptional apartment is recommended. Contact Peter Kearney at Rooney's for further information. **PRICE €345,000**

Contact Peter Kearney. 061-413511

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BER F

44 ASHBROOK, ENNIS ROAD, LIMERICK V94 462P

GUIDE PRICE - €430,000



Rooney Auctioneers are delighted to introduce to the market this splendid four bedroom detached home located in the highly sought-after neighbourhood of Ashbrook. No.44 is just off The Ennis Road and has bright and airy living accommodation. First-time buyers and anyone looking to trade up will have the opportunity to purchase a substantial detached home. The property boasts generously sized living accommodation, a beautiful private rear landscaped garden and also benefits from being within strolling distance of a host of amenities which includes, Northtown Shopping Centre, JFK National School, Villiers Secondary School and The Jetland Shopping Centre. The accommodation consists of an entrance hallway with guest wc, large open plan Livingroom/lounge, Sun room, fully fitted kitchen, Family room/ Office, Utility room, four bedrooms and main bathroom. The garden is very private to the rear and has a large driveway to the front of the property for parking. The design and layout of the house is absolutely perfect for modern family living and ensures that both adults and children have adequate space to enjoy the house together. Viewing is highly recommended, Contact Peter Kearney.

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BER E2

28 BENGAL TERRACE, LIMERICK V94 AYT1

GUIDE PRICE - €175,000



Rooney Auctioneers are delighted to offer for sale this 2 bedroom end of terrace property which sits on a large corner site and also has a large rear garden offering the potential for extension if required (sbjt to P.P). NO 28 is in excellent condition throughout having recently been redecorated and refurbished resulting in a bright, modern, spacious property. This super property has been rewired, replumbed and insulated in 2016.

The accommodation consists of 2 bright reception rooms, one to the front and one to the rear with French doors off to the garden, a kitchen/ diningroom, utility room and guest Wc on the ground floor. On the 1st floor is the main bathroom and two double bedrooms. The property has an extremely long back garden with rear access and large side garden should one wish to extend the property. There is a large driveway to the front with off street parking and gated entrance.

The house is located close to an abundance of amenities including, schools, shops, Childers Road Retail Park and is walking distance to Limerick City Centre. This property is ready to occupy and offers plenty of opportunity for further enhancement if required.

Viewing is highly recommended of this excellent property. Contact Lisa Kearney 061-413511

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12-13 UPPER WILLIAM ST. LIMERICK V94 K3H6.

CITY CENTRE COMMERCIAL PROPERTY FOR SALE - FORMER BANK/CREDIT UNION.

OBVIOUS RE-DEVELOPMENT OPPORTUNITY (SUBJECT TO PP).

CORNER PROFILE ONTO UPPER WILLIAM STREET & LOWER GERALD GRIFFIN STREET.

FURTHER DETAILS FROM - GORDON KEARNEY - 061-413511



DEVELOPMENT SITE, LAHINCH, CO. CLARE.

LANDS OF APPROXIMATELY 0.41 HA (CIRCA 1 ACRE)

VENDOR MAY CONSIDER SUBDIVISION AND SELLING AS MORE THAN ONE LOT.

LANDS CURRENTLY ZONED 'OPEN SPACE'

FURTHER DETAILS FROM - GORDON KEARNEY - 061-413511



42-43 WICKHAM STREET, LIMERICK V94

PRIME CITY CENTRE COMMERCIAL PROPERTY

RE-DEVELOPMENT OPPORTUNITY.

PLANNING GRANTED FOR CONVERSION TO RESIDENTIAL AND COMMERCIAL USE.

EXCELLENT CITY CENTRE LOCATION.



OLD DUBLIN ROAD RHEBOGUE, LIMERICK

RESIDENTIAL SITE FOR SALE

FULL PLANNING FOR THE CONSTRUCTION OF A DETACHED DWELLING.

EXCELLENT LOCATION.

CLOSE TO ALL AMENITIES.

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LIMERICK | GAL-

Rooney

MONTHLY UPDATE / PROPERTY

NEWSLETTER NOVEMBER 2022

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 – 061 413511

Click below for further information on our Property Management Service:

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

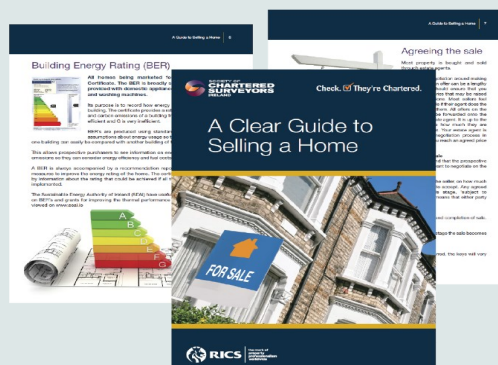


For all enquiries on commercial sales / letting of retail / offices / warehouses / licensed premises / hotels / development sites / etc.

Contact Gordon Kearney

(061) 413511 – (087) 2537412

gkearney@rooneys.eu



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

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THINKING OF BUYING OR SELLING – CONTACT ROONEYS

ROONEYS OFFICES OPENING HOURS OVER THE CHRISTMAS PERIOD.

Friday 23rd	Closing
Saturday 24th	Closed
Sunday 25th	Closed
Monday 26th	Closed
Tuesday 27th	Closed
Wednesday 28th	Closed
Thursday 29th	Open 10 a.m. - 5 p.m.
Friday 30th	Open 10 a.m. - 5 p.m.
Sunday 1st Jan 2023	Closed
Monday 2nd Jan 2023	Closed
Tuesday 3rd Jan. 2023	Open normal hours.



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