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**Rooney**

PSRA No. 002593

## MONTHLY UPDATE / PROPERTY

### NEWSLETTER JULY 2022

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

### RESIDENTIAL

2 HUNTSFIELD, DOORADOYLE, LIMERICK V94 RF6X

4 bed semi-det - €270,000

APT 1A WELLESLEY COURT, CLANCY STRAND LIMERICK V94 HC78

1 bed apt. - €225,000

KILRUSH ROAD, KILKEE CO. CLARE V94 WE52

4 bed det - €265,000

"DELAMARIE", SEXTON ST. NORTH LIMERICK V94 YRT0

3 bed det - €195,000

"ST. PATRICK'S" DROMBANNA, CO. LIMERICK V94 Y91F

4 bed bung - €490,000

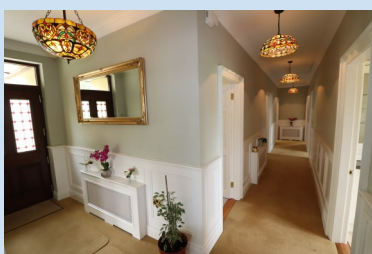
### COMMERCIAL/ INVESTMENT FOR SALE

5 UPP HARTSTONGE ST. OFFICES TO LET

€10,000 PER ANNUM

16 LOWER HARTSTONGE ST. LIMERICK

Investment property - €190,000



### "ST PATRICK'S" DROMBANNA, CO. LIMERICK

Rooney Auctioneers are delighted to offer for sale this substantial four bed detached residence in a superb private location within easy reach of all local amenities located on the outskirts of Limerick City close to schools shops, Limerick University Hospital, University of Limerick and the City Centre. Landscaped gardens with stone pathways, beautiful garden with apple trees, pear trees and wild flower garden with fantastic views of the countryside.

**BER C2**

**GUIDE PRICE €490,000**

Further details from LISA KEARNEY



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# MONTHLY UPDATE / PROPERTY

NEWSLETTER JULY 2022



**BER D1**

**2 HUNSTFIELD, DOORAOYLE,  
LIMERICK V94 RXCF  
PRICE - €270,000**

*Rooney Auctioneers are delighted to present to the market this well proportioned spacious, property situated in the much sought after Huntsfield development in Dooradoyle. Huntsfield is in a super location being close to the Crescent Shopping Centre, University Hospital Limerick, Raheen Business Park, excellent national & secondary schools and with easy access to the M7/M20 Motorway.*

*No. 2 Huntsfield Avenue is situated in a quiet residential avenue. The accommodation comprises of an entrance hall-way with guest WC, 2 reception rooms, open plan kitchen/dining room, main bathroom and four bedrooms with the main having ensuite bathroom. There is an enclosed garden to rear with patio area and large garden shed giving great storage. To the front there is a garden and driveway with ample car parking and side access. No 2 Huntsfield Avenue would make an ideal home or investment property and viewing is highly recommended*

*Contact Lisa Kearney 061-413511*



**BER C2**



*Rooney Auctioneers are delighted to present this modern, newly renovated, bright, spacious 4 bedroomed detached property in the popular seaside town of Kilkee situated on a private 0.60 of an acre site. This turnkey property is excellently located being within a short stroll to all local amenities of Kilkee town and to the beautiful Kilkee beach and is decorated and finished to a very high spec. The spacious accommodation consists of a bright front reception room with inset stove, bright open plan newly fitted modern kitchen/dining, 4 large, spacious double bedrooms and the main bathroom. Situated on a private site with front garden and driveway with ample car parking space and rear garden. Large double garage to rear, plumbed and having wc & whb and offers the potential for conversion/development to further accommodation, holiday villa/ home office. Built in 1990 Newly renovated completely and in turn key condition. **Viewing is highly recommended. CONTACT LISA KEARNEY 061-413511***

**PRICE €265,000**

**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 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

NEWSLETTER JULY 2022



## INVESTMENT PROPERTY - FOR SALE.

**MID-TERRACED GEORGIAN PROPERTY FOR SALE.  
CITY CENTRE INVESTMENT OPPORTUNITY.  
REQUIRES REFURBISHMENT/RENOVATION.  
SITUATED IN THE LIVING CITIES INITIATIVE AREA.**

**BER—Exempt.**

**PRICE - €190,000**

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

## 16 LOWER HARTSTONGE STREET LIMERICK



1st floor offices comprising of three individual offices, two facing the front of the building and one to the rear. There is a 4th office on the return between ground floor and 1st floor which could lend itself as a reception area.

The offices are in excellent condition throughout and have a mixture of LED and fluorescent lighting and electric heating.  
**BER - EXEMPT.**

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

## 5 UPPER HARTSTONGE ST 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>

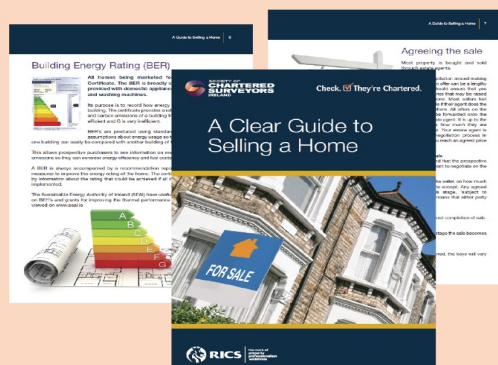


For all enquiries on commercial sales / letting of retail / offices / warehouses / licensed premises / hotels / development sites / etc.

**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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