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**Rooney**

PSRA No. 002593

## MONTHLY UPDATE / PROPERTY

### NEWSLETTER JUNE 2022

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

### RESIDENTIAL

1 SILVER BIRCH GROVE, DOORADOYLE, LIMERICK V94 XPF6

Magnificent 6-bed det. - €615,000

DERRYBEG, ROSBRIEN, LIMERICK

SITE OF 0.6 ACRE - POA

9 VEREKER GARDENS, ENNIS ROAD, LIMERICK V94 T8NE

3-bed semi-det - €320,000

6B THE MILL, DOORADOYLE, LIMERICK V94 DK88

3-bed apt - €195,000

"TIMAH", CRATLOE, CO. CLARE. V94 N2R4

5-bed det. - €475,000

"BLOOMSWOOD" 2 WOODBROOK, CRATLOE, CO. CLARE V95 H5R9

5-bed det. - €625,000

### COMMERCIAL/ INVESTMENT FOR SALE

UNIT 1 BALLYCUMMIN, RAHEEN, LIMERICK

Investment - €130,000



**"BLOOMSWOOD", 2 WOODBROOK, CRATLOE ROAD, CO. CLARE V95 H5R9.**

Rooney Auctioneers are delighted to offer for sale this substantial, elegant, four/five bedroom detached residence in a superb private location within easy reach of all local amenities in Cratloe. Ideally situated in this sought after residential area, the house benefits from a picturesque countryside location while only being minutes drive to Limerick City.

**GUIDE PRICE €625,000**

**BER C2**

Further details from LISA KEARNEY

061-413511



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# MONTHLY UPDATE / PROPERTY

NEWSLETTER JUNE 2022



**BER C1**

**1 SILVER BIRCH GROVE DOORAOYLE,  
LIMERICK. V94 XPF6.**

**PRICE—€615,000**

Rooney Auctioneers present this sizable residential property to the market which is excellently located on the Dooradoyle Road. The detached residence occupies a large site of approx. 0.2 of an acre which is situated opposite County Hall and the Crescent Shopping Centre. The spacious accommodation of approx. 2,806 sq.ft (206.7 sq.m) extends over three floors and comprises four bedrooms, two of which share a jack & jill ensuite, two large attic rooms, a living room with sunroom off, sitting room, kitchen-diner, study/playroom, utility room, downstairs wc & shower room and main bathroom. Outside the long rear garden offers plenty of space to complement the extensive size of the house. The rear garden may also offer further development potential being adjacent to the Cois Luachra development to the rear.

The property is only a two minute walk to the Crescent Shopping Centre and is within a 5 minute drive to UHL and Raheen Business Park. There is also excellent primary and secondary schools nearby while also being easily accessible to the motorway network.

The sale of this type of property in this location is a rare "once in a generation" opportunity. Contact Briain Considine at Rooneys on 061-413511 for further details and appointment to view.



**BER C2**



**6B THE MILL, DOORADOYLE, LIMERICK V94 E791**

Rooney Auctioneers are delighted to offer for sale this top floor 3 bedroom apartment in excellent condition. Located close to the Crescent Shopping Centre, University Hospital Limerick, Raheen Business Park etc. This spacious apartment has a large open plan living-kitchen/diner with modern kitchen units fitted and 3 double bedrooms with 2 ensuite. GFCH. The apartment is currently rented at €1,700 per month to professional tenants. Allocated car parking.

**Contact Briain Considine at Rooneys on 061-413511 for further information and viewing**

**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 Authority (PSR.ie) and you should ensure that the agent you are negotiating with has a valid license.

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# MONTHLY UPDATE / PROPERTY

NEWSLETTER JUNE 2022



**INVESTMENT PROPERTY - FOR SALE.**

**TENANT NOT AFFECTED.**

**ATTRACTIVE LOCATION.**

**CURRENT RENTAL INCOME OF €12,000 PER ANNUM.**

Ground floor commercial/office unit having front display window and front door and rear yard.

The current layout of the property comprises of a reception area, 2 offices, toilet and tea station.

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

## UNIT 1 BALLYCUMMIN RAHEEN, LIMERICK



- INVESTMENT PROPERTY/RE-DEVELOPMENT OPPORTUNITY
- INVESTMENT PROPERTY CURRENTLY PRODUCING AN INCOME IN THE REGION OF €18,600 PER ANNUM FROM FOUR RESIDENTIAL UNITS.
- OBVIOUS DEVELOPMENT POTENTIAL AS A RE-DEVELOPMENT SITE (SUBJECT TO PLANNING PERMISSION).
- SITE - 0.29 acre.

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

## CROSS ROAD, THOMONDGATE 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>

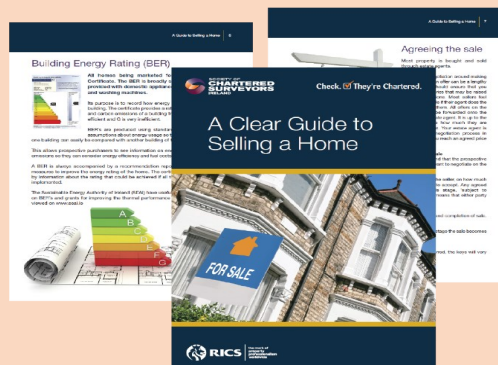


For all enquiries on commercial sales / letting of retail / offices / warehouses / licensed premises / hotels / development sites / etc.

**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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