

# MONTHLY UPDATE / PROPERTY

## NEWSLETTER MARCH 2023



### NEW TO THE MARKET - Properties Now Listed

#### RESIDENTIAL

- |  |                       |
|--|-----------------------|
| • APT 21 LOCKMILLS, GROVE ISLAND, CORBALLY, LIMK V94 A386      | 2-bed apt. - €195,000 |
| • 6 DUCART HOUSE, STEAMBOAT QUAY, LIMERICK V94 DT18            | 2-bed apt. - €125,000 |
| • 8 THE THOMOND, STRANDLINE, KILKEE, CO. CLARE. V15 RW14       | 4-bed - €330,000      |
| • 6 PRIORY PARK, CLANCY STRAND, LIMERICK V94 F2RH              | 3-bed det. - €310,000 |
| • MOUNT ALVERNO, SHANAGOLDEN, CO. LIMERICK V94 WPC6            | 4-bed semi. €235,000  |
| • FORMER HSE CENTRE, BALLYKENNY, STRAND, CO. LIMERICK V94 A024 | 2-bed det. - € 45,000 |

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

- |   |                                  |
|---|----------------------------------|
| • MAYPARK & ASHGROVE HOUSE, ST NESSAN'S ROAD, DOORADOYLE, LIMERICK<br>Development Site / Investment | €2,000,000                       |
| • ABBEY TYRES & CAR SALES, ABBEYFEALE, CO. LIMERICK V94 R258 -                                      | For sale - POA                   |
| • 16 PATRICK STREET, LIMERICK   | Retail Unit To Let - €35,000 p.a |
| • UNIT 12 BALLYCASEY, SHANNON, CO. CLARE  | Retail Unit To Let - POA         |

Full information on the above, plus other properties we have available, visit our website

[www.rooneys.eu](http://www.rooneys.eu) / [www.myhome.ie](http://www.myhome.ie) / [www.daft.ie](http://www.daft.ie) or contact us at (061) 413511.

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### APT. 21 LOCK MILLS, GROVE ISLAND, LIMERICK V94 A386



The unit is one in an overall development of 70 units over 2 blocks. The block is fully managed and the owners and residents can benefit from enclosed open communal parking, GSM phone access for main gate and internal fob access to each block.



Rooney Auctioneers are delighted to introduce to the market Apt. 21 Lockmills Corbally. This superb 2 bedroom apartment is immaculate, bright and with its open plan living accommodation is ideal for anyone looking for low maintenance lifestyle it has an kitchen/dining room, large living space with balcony perfect for "Al fresco dining with city/ river views, two spacious double bedrooms, hallway having main bathroom and with storage space. The two bedrooms both having in built in wardrobes. Main bedroom en-suite.



No.21 will make an ideal starter home or buy to let investment alike. The apartment is currently owner occupied so may be let at market rent which should achieve in the region of up to €2,000 per month

Contact Peter Kearney at 061-413511

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**8 THE THOMOND, STRANDLINE, KILKEE, CO. CLARE. V15 RW14**



The house consists of a hall, front sunroom with commanding views of Kilkee beach and bay, open plan kitchen/dining, 4 bedrooms, bathroom and guest WC. There is a management company in place and an annual management fee of €700. The property also benefits from a storage shed to rear and ample car parking to rear (not designated).



Rooneys are delighted to bring No 8 The Thomond to the market. The property is located on the sought after Strand Line In Kilkee, Co. Clare. The property is superbly situated with commanding views of the Atlantic ocean & Kilkee bay and beach. The property is centrally located in the heart of Kilkee town and all its amenities. Kilkee beach is outside the front door with the famous Pollack swimming holes a short stroll away. The front sunroom of the property overlooks Kilkee Beach with panoramic unrivalled views of the beach, bay and cliffs and centrally located in the heart of Kilkee town and all its amenities.



Electric heating, double glazed pvc windows. Mains water & sewage. 114.73m<sup>2</sup> - 1234.83 ft<sup>2</sup>. Built 1950.

Contact Lisa Kearney at 061-413511

**PRICE - €330,000**



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### 6 PRIORY PARK, CLANCY STRAND, LIMERICK. V94 F2RH



The spacious accommodation comprises a bright entrance hallway, spacious, bright living room with fireplace, large open plan kitchen and dining room, large utility room, 3 double bedrooms and the main bathroom. To the front is a driveway and garden and to the rear is a very private, stone walled garden & cobblelock patio area. There are also a no of block built sheds giving ample storage.



Rooney Auctioneers are delighted to offer "Coole", No 6 Priory Park, Clancy Strand to the market. This excellently located, spacious, 3 bedroom bungalow is situated on a beautiful private site and on cul-de-sac avenue. The location could not be better being within walking distance to the City Centre and having an array of amenities nearby including Shelbourne Park, the iconic Thomond Park, The Technological University of the Shannon: Midlands Midwest (TUS), renowned schools, shops and restaurants. The location also offers convenient access to the motorway network.



Viewing is highly recommended of the spacious, private property at approx. 95.10 sq.m. (1023.56sq.ft). Built in 1952.

Contact Lisa Kearney at 061-413511

**PRICE - €310,000**

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### TO LET

#### 16 PATRICK ST. LIMERICK

AVAILABLE JUNE 2023

City Centre Location – Close to O'Connell St./Patrick St. Junction. Ground & 1st floor with basement extending to approx. 236.24 sq.m. High volume of vehicular & pedestrian footfall.

FURTHER DETAILS – GORDON KEARNEY – 061-413511

### FOR SALE

#### ABBEY TYRES & CAR SALES, ABBEYFEALE

SUBSTANTIAL CAR SALES & TYRE BUSINESS FOR SALE

**"BUSINESS AS USUAL"**

Attractive opportunity to acquire an established business. Located on the outskirts of Abbeyfeale Town just off the N21. Substantial turnover established.

FURTHER DETAILS – GORDON KEARNEY – 061-413511

### FOR SALE

#### FORMER CONVENT, KILRUSH, CO. CLARE.

DEVELOPMENT SITE OF 1.71 HA

**FOR SALE BY ON-LINE AUCTION - MARCH 24TH, 2023**

Planning permission granted for residential development.

PRICE – €580,000

FURTHER DETAILS – GORDON KEARNEY – 061-413511

### TO LET

#### UNIT 12 BALLYCASEY HOUSE, SHANNON

FLEXIBLE LEASE TERMS

Excellent location close to Shannon Airport, Ennis, Limerick City and easy access to N18/M18.

FURTHER DETAILS – GORDON KEARNEY – 061-413511



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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 on [amcgann@rooneys.eu](mailto:amcgann@rooneys.eu) or 061 413 511

Click [HERE](#) for further information on our Property Management Services.

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

Contact Gordon Kearney  
(061) 413511  
[gkearney@rooneys.eu](mailto:gkearney@rooneys.eu)



[www.rooneys.eu](http://www.rooneys.eu)

99 O'Connell Street, Limerick, V94 P8CY



PSRA No. 002593

T: 061-413511 E: [info@rooneys.eu](mailto:info@rooneys.eu)