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Rooney

PSRA No. 002593

MONTHLY UPDATE / PROPERTY

NEWSLETTER MAY 2022

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

RESIDENTIAL

STRADBALLY, CASTLECONNELL, CO. LIMERICK V94 A72R

211 MEELICK ROAD, CAHERDAVIN, LIMERICK V94 RD37

77 CARRAIG MIDHE, CORBALLY, LIMERICK V94 KC9R

3 CROSLEY HOUSE, LIMERICK CITY V94 DK88

GARRAUN, LISNAGRY, CO. LIMERICK V94H2V5

“TARA” 1 ROCKSPRING GARDENS, ENNIS ROAD LIMERICK V94E3XP

Magnificent 5-bed det. - €850,000

7-bed end-of-terrace - €450,000

3-bed semi-det - €215,000

2-bed apt - €120,000

4-bed det. - €375,000

3-bed semi-det - €360,000

COMMERCIAL

29 O'CONNELL ST. LIMERICK V94 R923

FORMER CONVENT, KILRUSH, CO. CLARE

Office to let - 1st, 2nd & 3rd POA

1.71 hectares - BY AUCTION

STRADBALLY, CASTLECONNELL, CO. LIMERICK V94A72R

EXCELLENT OPPORTUNITY TO ACQUIRE A STUNNING BEAUTIFUL 5-BEDROOM - 4 BATHROOM DET. PROPERTY SET ON A VERY PRIVATE 1+ACRE, PANORAMIC SCENIC VIEW AND SOUND OF THE MAJESTIC RIVER SHANNON WHICH FLOWS TO THE REAR OF THE SITE. CLOSE TO THE VILLAGE OF CASTLECONNELL. COMPREHENSIVE RENOVATIONS COMPLETED IN 2013. VIEWING HIGHLY RECOMMENDED.

GUIDE PRICE €850,000

Further details from LISA KEARNEY

061-413511



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BER D1

**211 MEELICK ROAD, CAHERDAVIN,
LIMERICK V94 RD37**

PRICE - €450,000

Rooney Auctioneers offer for sale this substantial property on the Old Cratloe Road in Caherdavin, located less than 1 km from TUS University and within walking distance of local primary & secondary schools, Thomond Park & The Gaelic Grounds, Jetland Shopping Centre, Ennis Road Retail Park, Lidl, local shops & restaurants and only 3 km from Limerick City Centre. Property consists of two separate houses, a 3 bedroom mid-terrace house of approx. 94.75 sq.m (1,019 sq.ft) and a larger end-terrace of approx. 149.4 sq.m (1,608 sq.ft). The mid-terrace residence is in turn-key condition and comprises of entrance hallway - porch, living room, dining-room, kitchen, 3 bedrooms upstairs and main bathroom. Enclosed garden to the rear and a paved driveway to the front with gates. The end of terrace property consists on the ground floor of a large open plan room adjacent to a second room, wc, kitchen and a rear hallway with staircase to the upper floor accommodation. Upstairs 3 rooms, two of which are a generous size and large wc. Enclosed yard to rear with storage shed, large covered side entrance and driveway to the front with gates. Both properties have OFCH. Double glazed pvc windows. Further information contact Briain Considine at Rooneys on 061-413511.



BER C2

3 CROSLEY HOUSE, LIMERICK CITY V94DK88

Rooney's bring to the market this two bedroom apartment located within walking distance of Limerick City Centre and all its amenities. Ent.hall, Open plan Kitchen/Dining/living room, 2 bedrooms, bathroom. Storage heating and Double glazed windows throughout. Management company in place. The property could be an excellent option for an owner occupier or could generate a rental income in the region of €857 per month if presented to the open rental market. Service charge is €1,800.00 p.a. Fantastic location. Low Maintenance. **RESERVE - €120,000**

Further details and appointment to view, contact Peter Kearney 061-413511

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. All 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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**KILRUSH, CO. CLARE
FOR SALE BY AUCTION.**

**DEVELOPMENT SITE WITH FULL PLANNING PERMISSION
DEVELOPMENT SITE FOR SALE BY AUCTION.
AUCTION DATE - DATE TO BE CONFIRMED.
FULL PLANNING PERMISSION FOR 25 APARTMENTS AND 16 DWELLINGS.**

Substantial development opportunity comprising of a former convent on land of approx., 1.71ha (4.22 acres). The property has road frontage onto the back road in Kilrush and bounded to the north-east with St. Senan's Primary School and to the south-west by Donneen Park residential estate. The overall site is relatively rectangular in shape and comprises of a substantial former convent with associated out-buildings.

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



**29 O'CONNELL STREET
LIMERICK
V94 R923**

- Prime City centre offices to let on O'Connell Street. .
- Accommodation on first, second and third floors.
- Offices available to let on a floor by floor basis.

***Further details and appointment to view from....
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

amcgann@rooneys.eu – 061 413511

Click below for further information on our Property Management Service:

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

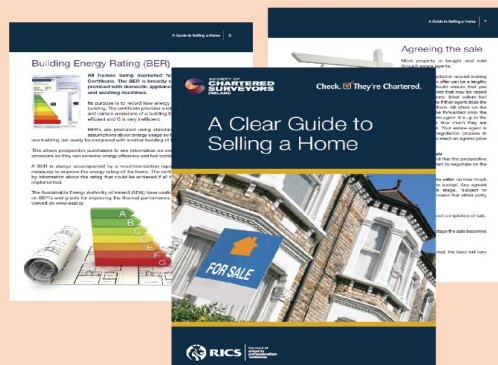


For all enquiries on commercial sales / letting of retail / offices / warehouses / licensed premises / hotels / development sites / etc.

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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