

Monthly Update / Property

NOVEMBER 2021

Property owners set to make thousands of euro renting out Limerick homes for 2027 Ryder Cup



The 18th green at Premiere Irish Golf Resort in Adare, County Limerick, Ireland.

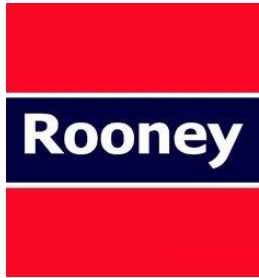
SUN, 17 OCT, 2021 - 10:30

RYAN O'ROURKE, IRISH EXAMINER

<https://www.irishexaminer.com/news/munster/arid-40722774.html> - for full report.

Properties are being advertised for rent for as much as €50,000 for ten days, some six years ahead of the flagship golf event

Tony Wallace, Head of Property management at Rooney Auctioneers says the prices are a direct result of the vast number of visitors Limerick is going to get. "Such an occasion brings an influx of people, both nationally and internationally so the demand for short-term, quality accommodation, would be quite high. "There is only a limited amount of accommodation, near to the event, and the rents will reflect that. So potentially, the prices will remain in and around those figures, but the quality of accommodation on offer needs to be matched," he added. However, Mr Wallace does not believe that this sort of demand will impact the current rental crisis affecting Limerick. "I don't think it'll impact the shortage of rental accommodation currently experienced in Limerick city and county. If the Ryder Cup was on today, would it put more pressure on? No, because where the shortage lies is long-term accommodation, 12 months or more, so I think we're talking about a different market," he added.



Ros Mór

Ballyneety Road, Limerick



Rooney Auctioneers are delighted to announce the launch of the latest phase of new homes in the popular Ros Mór development on the Ballyneety Road. These are 4 bedroom semi-detached homes of approx. 127 sq/m (1,367 sq/ft). Please see the attached site layout map showing the location within the development. THESE HOUSES QUALIFY FOR THE HELP TO BUY SCHEME AND ELIGIBLE PURCHASERS CAN AVAIL OF A GOVERNMENT GRANT OF UP TO €30,000 TOWARDS THE PURCHASE PRICE. The estimated completion timeframes are from January 2022 onwards.

The original Ros Mór development goes back to 2007 and was a different developer and builder. Jana Group took over the remainder of the site in 2015 and since then 90 homes have been built and are now occupied.

The current phase has a total of 53 houses mainly 4 bedroom semi-detached houses as per the brochure. There will be a limited number of 3 bedroom semi-detached houses and some 4 bedroom detached houses also.

To date 14 of the 53 houses in the current phase have been sold. We expect the remainder to be launched incrementally in the near future (these are yet to commence construction).

Demand has been very strong for these high quality houses in this immensely popular location on the Ballyneety Road, convenient to Limerick City Centre, University of Limerick, Childers Retail Park, Dublin Road Retail Park and Parkway Shopping Centre with University Hospital Limerick and the excellent Crescent Shopping Centre only 10 minutes drive.

The use of space and light are key in the Ros Mór houses and they've proven to be very popular with buyers for this reason. Each individual family home will offer well-proportioned accommodation with driveways to the front and walled in private gardens to the rear. Ros Mór houses are extremely energy efficient being "A" rated, providing comfortable and spacious living with conventional block construction and a ten year structural guarantee from HomeBond.

Ideally suited to first time buyers and those looking to upgrade to a wonderfully spacious and energy efficient family home. These 'A' rated homes will be finished to an excellent standard of construction with features such as PV panels to reduce electricity costs and very economical natural gas heating.

There is an established and mature atmosphere in Ros Mór with extensive landscaped open areas with the focal landscaped open space now completed.



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PROPERTY MANAGEMENT SERVICE

- 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/propertymanagment>



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

Contact Gordon Kearney

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- **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.
- 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.



I'm delighted and honoured to have been newly elected as a council member of the Institute of Professional Auctioneers and Valuers 2021 and look forward to meeting and working with everyone at the Institute

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PROPERTY TAX – TIME IS RUNNING OUT. – Independent.ie Tuesday 26th October, 2021.

<https://www.independent.ie/business/personal-finance/property-mortgages/the-property-tax-clock-is-ticking-heres-all-you-need-to-know-40974695.html>



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