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Rooney

PSRA No. 002593

MONTHLY UPDATE / PROPERTY

NEWSLETTER NOVEMBER 2022

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

RESIDENTIAL

44 HEATHER GROVE, DOORADOYLE, LIMERICK V94 E22F

3-bed semi - €265,000.

110 CARROWKEEL, WOODHAVEN, CASTLETROY, LIMERICK V94 YA4C

3-bed townhouse - €275,000

NAOMH PIUS, SHANNON DRIVE, CORBALLY, LIMERICK V94 PEV8

3-bed semi - €300,000

12 ELM VALE, ANNACOTTY, CO. LIMERICK V94 DVT2

4-bed townhouse - €235,000

164 GLANTANN, GOLF LINKS ROAD, CASTLETROY, LIMERICK V94 FC9X

3-bed townhouse - €255,000

12 NEWTOWN PARK, CASTLETROY, LIMERICK V94 YKP5

4-bed detached - €550,000

4 BALLYCLOUGH TERRACE, BALLYCUMMIN VILLAGE, RAHEEN,
LIMERICK V94 HVK2

4-bed townhouse - €295,000

COMMERCIAL/ INVESTMENT FOR SALE/TO LET.

42-43 WICKHAM ST. LIMERICK V94 K667

Retail or Dev. Site for sale €500,000

51 THOMAS STREET LIMERICK V94 EPR2

To Let - POA

LANDS AT LAHINCH, CO. CLARE.

Development lands - €175,000

SITE AT OLD DUBLIN ROAD, RHEBOGUE, LIMERICK

0.33 acre - FPP - €170,000.

34 O'CONNELL ST. LIMERICK

To Let - retail - POA

Full information on the above, plus other properties we have available, visit our web-site www.rooneys.eu / www.myhome.ie / www.daft.ie or contact us at (061) 413511.

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BER C2



**12 NEWTOWN PARK, CASTLETROY, LIMERICK
V94 YKP5**



Rooney Auctioneers are delighted to present No.12 Newtown Park to the market. This stunningly beautiful, superb detached property is in turn key condition and consists of Living room, Kitchen/Dining room, Utility room having washing machine and dryer, bathroom, Office/ Playroom. Upstairs are 4 bedrooms, the main bedroom having en-suite and walk in wardrobe, and the main bathroom. The property is situated in the much sought after area of Annacotty/Castletroy. No.12 is decorated to a very high standard both internally and externally. Large cobblelock front drive with ample car parking and facing green area. Large private garden planted with roses, rosemary, lavender and a stunning selection of perennial flowers and plants. The garden is west facing, very private with mature trees including lilac, large new wooden shed, large wooden pergola dining area, bbq area, wooden seating area with wooden arch and water feature. Side access. Situated within an easy distance to all amenities such as Castletroy College Secondary School, Monaleen National School and Milford National School and to the University Of Limerick. For shopping residents are spoiled with the Castletroy Shopping Centre, local shops & award winning bars & restaurants. Castletroy Golf Club is a short distance away and Castletroy Park & Play-ground is only a short stroll away. No.12 is also within easy access to all major motorways. No. 12 Newtown Park offers an opportunity to acquire a super detached property and to establish a superb home in the ultimate family setting. Viewing is highly recommended. **PRICE €550,000**

Contact Peter Kearney. 061-413511

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BER C1

**4 BALLYCLOUGH TERRACE, BALLYCUMMIN VILLAGE,
RAHEEN, LIMERICK V94 HVK2
GUIDE PRICE - €295,000**



Rooney Auctioneers are pleased to present this super, spacious, modern 4 bedroom 3 storey townhouse located in the popular estate of Ballycumin in Raheen. No 4 is superbly located on a cul-de-sac residential avenue and is within easy walking distance to all local amenities and to the Crescent Shopping Centre, University Hospital Limerick, Raheen Business Park, Mungret Park, national & secondary schools and the M7/M20 motorways via the Shannon tunnel and the N18. Dooradoyle is situated in the suburbs of Limerick city approx. 5km from Limerick city.

This spacious property consists of a bright entrance hall with ample understairs storage. To the front is a spacious, bright reception room with beautiful bespoke Adare shutters. The livingroom opens up to the modern open plan kitchen/diningroom to the rear which has patio doors off to the rear private patio area. The first floor upstairs consists of the main bathroom and three spacious bedrooms with the front double having ensuite bathroom. On the 2nd floor is the extra spacious main bedroom with & walk in wardrobe/storage room. The large room also has an ensuite bathroom located off with underfloor heating. There is a private rear patio area with gated rear access which lead to a large green area behind. To the front is a driveway with ample car parking. GFCH. Double glazed windows. Built in 2002 Mains water & sewage. Carpets, curtains, blinds, light fittings, oven, hob & expelair included. Overall:134.54m² / ft². Viewing is highly recommended of this excellent townhouse. Contact Lisa Kearney 061-413511

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BER C2

91 SHEELIN ROAD, CAHERDAVIN PARK

LIMERICK V94 HX0W. GUIDE PRICE - €265,000



Rooney Auctioneers welcomes to the market this stunning, newly refurbished home located in this popular residential neighbourhood on the north side of Limerick City close to the Ennis Road. This three bedroom semi-detached house has been stylishly refurbished and combines appealing contemporary shades and dashes of vibrant colour with the striking front door being an example. The accommodation is bright and spacious having an open plan kitchen-diner which has an island at it's centre and integrated dining table. There is a utility room and downstairs wc off the kitchen and large french doors open onto the fantastic private rear garden. The kitchen opens into the front living room which has corner shelving fitted and also has a flue connection for a stove. Upstairs there are three bedrooms with the main bedroom featuring wall to wall sliderobes. The main bathroom is also finished to a high standard having a heated towel rail and a mixer cabinet. The house is only a short stroll from many local amenities including excellent national and secondary schools, TUS University, Thomond Park, the Gaelic Grounds, Limerick Lawn Tennis Club, Jetland Shopping Centre, Vue cinema and many more. For further information and viewing arrangements contact Briain Considine at Rooneys.

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34 O'CONNELL STREET, LIMERICK V94 D8NV

PRIME CITY RETAIL UNIT TO LET.

BER - EXEMPT.

FURTHER DETAILS FROM - GORDON KEARNEY - 061-413511



51 THOMAS STREET LIMERICK V94 EPR2

PRIME CITY RETAIL UNIT TO LET

MAY SUIT MANY RETAIL USES OR RESTAURANT CAFÉ (SUBJECT TO PP).

AVAILABLE IMMEDIATELY.

FURTHER DETAILS FROM - GORDON KEARNEY - 061-413511



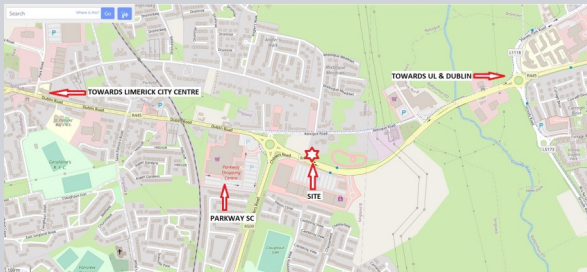
42-43 WICKHAM STREET, LIMERICK V94

PRIME CITY CENTRE COMMERCIAL PROPERTY

RE-DEVELOPMENT OPPORTUNITY.

PLANNING GRANTED FOR CONVERSION TO RESIDENTIAL AND COMMERCIAL USE.

EXCELLENT CITY CENTRE LOCATION.



OLD DUBLIN ROAD RHEBOGUE, LIMERICK

RESIDENTIAL SITE FOR SALE

FULL PLANNING FOR THE CONSTRUCTION OF A DETACHED DWELLING.

EXCELLENT LOCATION.

CLOSE TO ALL AMENITIES.

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LIMERICK | GAL-

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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>

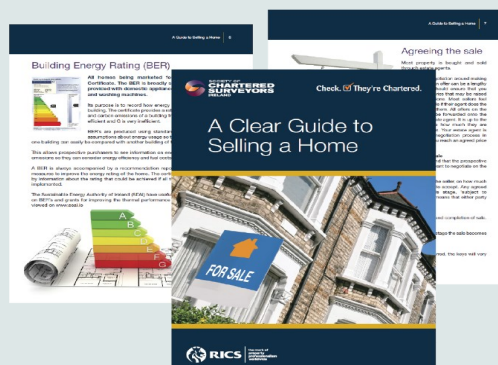


For all enquiries on commercial sales / letting of retail / offices / warehouses / licensed premises / hotels / development sites / etc.

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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