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**Rooney**

PSRA No. 002593

## MONTHLY UPDATE / PROPERTY

NEWSLETTER SEPTEMBER 2022

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

#### RESIDENTIAL

66 HYDE ROAD, PROSPECT, LIMERICK V94 KV8R

22 ROSROE AVE. CAHERDAVIN PARK, LIMERICK V94 C8VP

2A SANDHILL LODGE, LISCANNOR ROAD, LAHINCH, CO. CLARE

44 GLENCREE, NEWPORT, CO. TIPPERARY V94 A3XV

THE MEWS, BALINACURRA ROAD, LIMERICK V94 NXE3

AVIEMORE, WALKER'S ROAD, ANNACOTTY, / CASTLETROY

LIMERICK V94 A3V5

3-bed terraced - BY AUCTION

3 bed semi - €235,000

3 bed det - € POA

2 bed bung. €175,000

4-bed det - €415,000

5-bed detached - €1,200,000.

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

5 CATHERINE PLACE, LIMERICK

2nd FLOOR CORNMARKE TOWER, ROBERT ST. LIMERICK

BALLINASCAULA, KILMALLOCK, CO. LIMERICK

DOORADOYLE OPPORTUNITY

THE CREAMERY BAR & RESTAURANT BUNRATTY CO. CLARE

Investment - €250,000

Offices - To Let - POA

Farmland for sale - €950,000

Retail 1,600 sq.ft. To Let POA

For Sale POA

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AVIEMORE

WALKERS ROAD, ANNACOTTY, CO. LIMERICK

BER B3



**AVIEMORE, WALKER'S ROAD, ANNACOTTY/  
CASTLETROY, LIMERICK V94 A3V5**



**Rooneys present this superb extended and renovated period townhouse located on the South Circular Road across from the Redemptorists Church and being only a short stroll to the city centre, Mary Immaculate College and numerous other amenities nearby. Completely refurbished and extended in 2017 to the highest standard, the property provides accommodation over 3 storeys comprising an entrance hallway, open plan kitchen-diner, living room, utility room, downstairs wc, three bedrooms with the master bedroom ensuite, main shower room and an attic room accessed by a full staircase. There is a paved driveway to the front providing off street parking for two cars and wrought iron gates. To the rear off the kitchen-dining room, french doors open onto a paved enclosed yard which has a separate storage room and a doorway to the rear laneway which has vehicular and pedestrian access. This beautiful property is would make an outstanding home. Contact Briain Considine at Rooney Auctioneers on 061-413511 for further information and viewing times. PRICE - €1,200,000.**

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Limerick | V94 P8CY

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**Rooney**

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**BER C1**

## THE MEWS, BALLINACURRA ROAD, BALLINACURRA, LIMERICK V94 NXE3

Rooneys are delighted to bring to the market this truly unique, architecturally designed, modern property. Located in a superb residential area and at the top of a private avenue, The Mews Ballinacurra Road is ideally situated and convenient to a host of various amenities nearby including restaurants, schools, Mary Immaculate College & sporting and leisure facilities. It is also within a short stroll to the centre of Limerick City and the Crescent Shopping Centre. The Mews is a substantial property offering two dwellings in one and has been recently completely redecorated to a very high standard with beautiful Italian marble tiling throughout. The floors on both floors are concrete as is the stairs. Access to the property is through a unique inner courtyard patio area with a door off opening to the main house and a door to a large garage with storage. The garage with its electric roller door provides secure car parking.

The main house consists of a beautiful bright reception room with a stunning Italian marble fireplace and Italian marble tiled flooring; a large, bright open plan kitchen/diningroom with patio doors off to the rear private patio & garden. A utility room and shower room complete the ground floor accommodation. On the 1st floor is the main bathroom and 3 large, bright, double bedrooms, two of the bedrooms having ensembles. There is a balcony off the main bedroom and off the landing overlooking the internal courtyard patio. To the side with its own access is a self contained apartment consisting of a large open plan kitchen/ diningroom/ bedroom and bathroom with large glass apex roof and exposed wood beams flooding the room with natural light. To the rear of the property is a private elevated patio area with steps down to the lawn/garden area. Viewing is highly recommended of this unique, superb property. **GUIDE PRICE €415,000.**

**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**

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- CITY CENTRE INVESTMENT PROPERTY FOR SALE
- PROPERTY FULLY LET
- CURRENT RENTAL INCOME OF €21,348 PER ANNUM.

**GUIDE PRICE €250,000**

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



**5 CATHERINE PLACE,  
LIMERICK**



- CITY CENTRE OFFICE SUITE TO LET / FOR SALE
- PROPERTY REQUIRES REFURBISHMENT.
- EXCELLENT VIEWS FROM THE CIRCULAR WINDOWS ON THE CORNER OF THE BUILDING ONTO DENMARK STREET.

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



**2nd FLOOR, CORMARKET TOWER,  
ROBERT ST. 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>

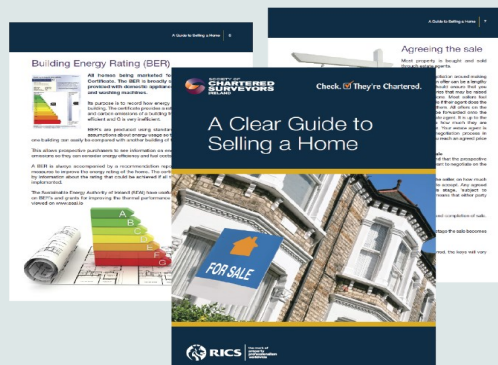


For all enquiries on commercial sales / letting of retail / offices / warehouses / licensed premises / hotels / development sites / etc.

**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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# **MONTHLY UPDATE / PROPERTY**

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**AUCTIONEER DIRECTOR JOINS VALUERS BOARD.**

**DIRECTOR OF ROONEY AUCTIONEERS**

**LISA KEARNEY**

**HAS BEEN ELECTED ONTO THE BOARD OF IPAV**

Lisa Kearney, Rooney Auctioneers (Limerick) Ltd. has been elected on the Board of the Institute of Professional Auctioneers & Valuers (IPAV).

IPAV supports more than 1,500 members across the country.

One of its primary objectives is to uphold, advance and promote professional standards and competence among its members.

The Institute operates a professional education and development for existing members and for those wishing to enter the profession.

It introduced European valuation standards to Ireland in 2013.

It is now recognised by the Irish Central Bank and the European Central Bank for which it holds default status over all other valuation standards in the event of any valuation conflict arising.

IPAV works with other stakeholders and with policymakers to try and influence the development of a sustainable property market where people can buy, sell or rent properties according to their needs.