

MONTHLY UPDATE / PROPERTY

NEWSLETTER NOVEMBER 2023



RESIDENTIAL

T19 CARRAIG MIDHE, CORBALLY, LIMERICK V94HD74	2-BED APT.	€215,000
APT 96 THE PARK, THE STRAND, ENNSI ROAD, LIMERICK V94NC59	2-BED APT.	€355,000
22 LARCH CLOSE, BLOOMFIELD, ANNACOTTY, LIMERICK V9442X2	3-BED SEMI	€385,000
26 COOLBAWN MEADOWS, CASTLECONNELL, CO. LIMERICK V94239V	4-BED DET	€525,000
36 KYLEMORE, SCHOOLHOUSE ROAD, CASTLETROY, LIMERICK V94HR1X	4-BED SEMI	€390,000
46 CLUAIN DUBH, FR. RUSSELL RD, DOORADOYLE, LIMERICK V94WA2X	3-BED SEMI	€295,000

COMMERCIAL/ INVESTMENT FOR SALE/TO LET

UNIT 6 THE PARK, CASTLETROY, LIMERICK V94FR63	OFFICES FOR SALE - €550,000
16 PATRICK STREET, LIMERICK V94XTH1.	INVESTMENT - FOR SALE €595,000 €475,000.
ELM MOTORS SERVICE STATION, ENNSI RD.. LIMERICK	RETAIL/PETROL FORECOURT - TO LET - POA

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

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

99 O'Connell Street, Limerick, V94 P8CY

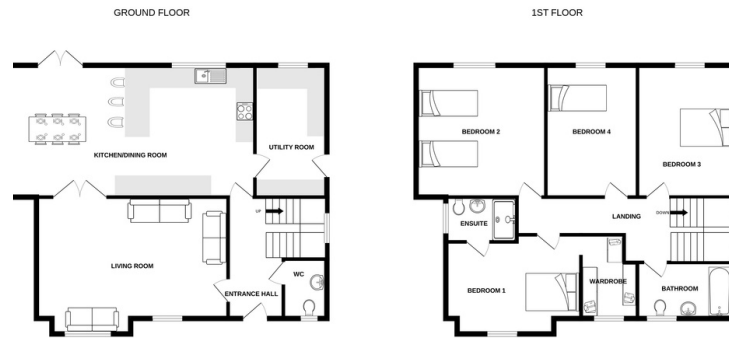


T: 061-413511 E: info@rooneys.eu

MONTHLY UPDATE / PROPERTY

NEWSLETTER NOVEMBER 2023

26 COOLBAWN MEADOWS, CASTLECONNELL, CO. LIMERICK V94 239V



4-BEDROOM DETACHED

TOTAL FLOOR AREA: 1615sq ft. (150.0 sq.m.) approx.

While every effort has been made to ensure the accuracy of the floorplans (including floor, measurements of doors, windows, rooms and any other items) an appropriate level of responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency over the years.
Made with Metropix 12023

BER A2

FANTASTIC OPPORTUNITY TO ACQUIRE A 4-BEDROOM NEW BUILD DETACHED HOME READY FOR IMMEDIATE OCCUPATION!

Rooney Auctioneers are delighted to bring to the market this superb 4-bedroom detached NEW BUILD home situated on a fantastic large corner site in the established and quiet residential development of Coolbawn Meadows, Castleconnell. Located in the heart of the village, Coolbawn Meadows offers all the benefits of local amenities in beautifully landscaped surroundings. This new build home offers exceptional energy efficiency, spacious living spaces and an exceptionally large corner site with the potential to add even more outdoor living space.

Live and enjoy life to the full at Coolbawn Meadows, situated in the centre of this picturesque, riverside village. The development benefits from easy access to all major road networks and is located just 10km from Limerick City. The village of Castleconnell offers an excellent range of shops, cafés, restaurants, in addition to beautiful riverside walks, playgrounds, local national school and crèche facilities (with Castle Crèche located conveniently at the entrance to the development). Coolbawn Meadows offers generous garden space and extensive landscaped green areas, perfect for families to enjoy.

This magnificent 4-bedroom detached home has been built to the highest standards and especially designed with a growing family in mind. This contemporary home is extremely energy efficient (BER A2) with air to water heat source pumps and underfloor heating to the ground floor. Room sizes are generous with lots of space and filled with plenty of natural light. The living areas are spacious and well thought-out with sleek sliding patio doors to a very large corner private garden to the rear and side. There is also a 10-year structural warranty for peace of mind.

Castleconnell offers rural living in an idyllic, picturesque setting only 20 minutes from Limerick city centre and 10 minutes from Castletroy / Annacotty / UL. Located just off the M7, offering easy access to Dublin, Galway and onwards, it truly is an oasis of tranquillity with quaint shops and restaurants, yet only minutes from Limerick City. Coolbawn Meadows is adjacent to Castleconnell's own train station on the Limerick - Nenagh - Dublin line with regular service to Limerick city centre and other locations. The local primary school, less than a minute walk, offers a superb standard of education, and Castletroy College is only 10 minutes away with a local school bus service in place. Local clubs have extensive facilities and welcome new members.

Don't miss this exciting opportunity to purchase a new, highly efficient, luxury New Home in the heart of Castleconnell!! This home is ready for immediate occupation!!

Contact Sinead McMullen for more information at 061 - 413 511 or email smcmullen@rooneys.eu

PRICE - €525,000

99 O'Connell Street, Limerick, V94 P8CY



T: 061-413511

E: info@rooneys.eu

MONTHLY UPDATE / PROPERTY

NEWSLETTER NOVEMBER 2023

**36 KYLEMORE, SCHOOLHOUSE ROAD, CASTLETROY,
LIMERICK, V94HR1X**



Rooney's are delighted to bring to the market this excellent 4-bedroom semi-detached property in the much sought after Kylemore estate. Built in 2006 and with an C1 energy rating, the property is in excellent condition throughout. No 36 is a bright & spacious property extending over of 127.73m²/ 1375 sq ft with large attic room. Conveniently located in a quiet, secluded cul-de-sac avenue that overlooks a large green area with mature planting and trees offering an exceptional level of privacy. The South-facing rear garden is not overlooked and enjoys unobstructed sunshine during the day. To the front is a driveway with ample car parking.

Kylemore is superbly located within all major employment and educational districts, including the National Technology Park, University of Limerick, and renowned schools; Monaleen National School, Milford National School, Gaelscoil Castletroy and Castletroy College. In addition, Castletroy Golf Club, award winning restaurants and pubs, Castletroy Playground and Park & Castletroy Shopping Centre are all within walking distance. The development is also within extremely easy access to all major motorways.

Accommodation consists of a bright, front, reception room, open plan kitchen/diningroom, utility room & Guest Wc on the ground floor. Upstairs is the main bathroom & 4 spacious bedrooms with the main bedroom having an ensuite bathroom. There is also a large floored attic space with velux window and with stira stairs to same. Gated side access. Double glazed pvc windows. GFCH. Fully alarmed. Solid wood floor throughout. Curtains, blinds, light fittings & appliances included. Viewing is highly recommended of this superb property. Contract Lisa Kearney.

PRICE - €390,000



99 O'Connell Street, Limerick, V94 P8CY



T: 061-413511



E: info@rooneys.eu

MONTHLY UPDATE / PROPERTY

NEWSLETTER NOVEMBER 2023

APARTMENT 96 THE PARK, THE STRAND, ENNIS ROAD, LIMERICK V94NC59.



BER B2

Rooney's are delighted to offer for sale apartment No. 96 penthouse level of The Park apartment block. This property comes to the market in excellent condition and is presented beautifully by the current owner. As you walk into the apartment you are greeted by a spacious entrance hall with storage to the left. The living room/kitchen is extremely bright due to the large window overlooking the spacious balcony directly facing the gardens. This room is decorated in beautiful tones and offers the new owners a spacious and contemporary living area. The kitchen is modern with splash back tiles and integrated appliances. The main bedroom is large and is decorated in neutral tones with a modern en-suite fitted with a shower and WC. The second bedroom is decorated beautifully again keeping in tune with the rest of the apartment. The main bathroom is spacious and is fitted with a bath, overhead shower, whb, and WC. The adjoining Hotel has a Luxury Gym and nearby is a Range of Shops, Restaurants, and Bars. A fantastic location for Urban Living. Accommodation: Entrance Hall Living with sliding doors to balcony. Fully fitted Kitchen, tiled floor, and fitted appliances. 2 bedrooms, both with built-in wardrobe, main bedroom with en suite. Main bath. Cloakroom. Services: GFCH, 1 underground parking space. The apartments is finished to an excellent standard. Viewing is highly recommended. Contact Peter Kearney.

PRICE €355,000

22 LARCH CLOSE, BLOOMFIELD, ANNACOTTY, LIMERICK V9442X2



BER A3



Rooney Auctioneers present no. 22 Larch Close, Bloomfield, Annacotty. A most impressive 'A' rated, 3 bed semi-detached home located in one of Limericks most sought after locations. The property is perfectly located in the residential development of Bloomfield, Annacotty with a south sunny orientation to the rear. The location is second to none, only minutes' walk to Castletroy College, Castletroy park, Newtown & Castletroy Shopping centres, along with immediate access to all major road networks and the University of Limerick, makes the location of this property 'unique' and very much in demand. A fantastic home, presented in excellent decorative order, with a very high standard of finish throughout. Elegant modern fittings and an open plan layout, viewing comes highly recommended without delay. A superb purchase for any young buyers looking to purchase their first home. Accommodation Details: Hall, Living, kitchen/breakfast room, utility & guest wc. 1st floor: 3 bedrooms, en-suite & main bathroom.

Outside the garden has new artificial grass installed and Steeltech Shed, South facing, Outside tap and side entrance.

PRICE - €385,000

Contact Peter Kearney at Rooneys 061-413511

99 O'Connell Street, Limerick, V94 P8CY

Rooney

T: 061-413511

E: info@rooneys.eu

MONTHLY UPDATE / PROPERTY

NEWSLETTER NOVEMBER 2023



16 PATRICK ST. LIMERICK V94XTH1 INVESTMENT PROPERTY - FOR SALE

INVESTMENT PROPERTY FOR SALE. TENANTS NOT AFFECTED.

BUILDING FULLY LET AND OCCUPIED.

CLOSE TO THE NEW OPERA CENTRE (UNDER CONSTRUCTION).

3.5-storey over basement mid-terraced City Centre investment property.

The property has retail accommodation on ground floor with storage at basement level and access from Patrick Street and a rear laneway.

BER D2

FURTHER DETAILS – GORDON KEARNEY – 061-413511

FOR SALE



UNIT 6 THE PARK, CASTLETROY, LIMERICK V94FR63.

OWN DOOR OFFICE SUITE. • APPROX. 278M² (2,992FT²) •

ADJACENT TO CASTLETROY PARK HOTEL, CASTLETROY PARK MEDICAL CENTRE AND REGUS.

4 UNDERGROUND CAR-PARKING SPACES AVAILABLE WITH THE PROPERTY.

FURTHER DETAILS – GORDON KEARNEY – 061-413511

BER G

TO LET



ELM MOTORS SERVICE STATION, ENNIS ROAD, LIMERICK.

PETROL STATION FORECOURT & RETAIL UNIT

PETROL STATION FORECOURT AND RETAIL UNIT - TO LET.

PETROL STATION FORECOURT ON PRIME LOCATION ON THE ENNIS ROAD IN LIMERICK CITY.

AVAILABLE FROM 29th JANUARY 2024.

NEIGHBOURING OCCUPIERS INCLUDE - GO GYM, THE BIKE HUB, TESCO & THE PROPOSED SECOND TUS CAMPUS.

FURTHER DETAILS – GORDON KEARNEY – 061-413511

BER B2

Follow Us On Social



@RooneyAuctioneers

MONTHLY UPDATE / PROPERTY

NEWSLETTER NOVEMBER 2023



ROONEY'S ARE DELIGHTED TO REPORT THAT THEY HAVE SOLD THE LEASEHOLD INTEREST OF THE CAFE/RESTAURANT AT PARKPOINT, DUBLIN ROAD, LIMERICK TO SODALICIOUS. SODALICIOUS HAVE COMMENCED TRADING AND WE WOULD LIKE TO WISH THEM MANY YEARS OF SUCCESS AT THEIR NEW LOCATION.

ROONEY'S HAVE JUST COMPLETED THE LETTING OF THE FIRST FLOOR RESTAURANT AT THE CORBALLY CENTRE IN CORBALLY, LIMERICK. THE NEW TENANT HAS EXCITING PLANS FOR REFURBISHING THE PROPERTY TO PROVIDE AN EXCITING NEW RESTAURANT. WE WISH THE NEW OPERATER MANY YEARS OF SUCCESS.



MONTHLY UPDATE / PROPERTY

NEWSLETTER NOVEMBER 2023



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 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



www.rooneys.eu

99 O'Connell Street, Limerick, V94 P8CY



PSRA No. 002593

T: 061-413511 E: info@rooneys.eu