

# Modern convenience meets classic elegance



Glenade has been extensively renovated and extended to an exceptionally high standard

Joint agents Rooney Auctioneers and Michael Roberts Estate Agents are delighted to present Glenade, O'Connell Avenue to the market. Glenade is a six bedroomed, three-storey family home of 297.28m<sup>2</sup> (3,200ft<sup>2</sup>) situated in the sought after residential area of O'Connell Avenue.

Glenade would make superb family home. This period property has been extensively renovated and extended to an exceptionally high standard by an interior designer.

A new extension has been put onto the rear of the property which houses the new open plan kitchen living/dining and two upstairs bedrooms and ensuite, guest WC and utility. The property has been stripped back to its original four walls and rebuilt to today's building standards and retaining the original period features throughout such as double height skirting boards, cornicing, coving, fireplaces, high ceilings and coupled with all new modern conveniences such as surround sound and air to water heating.

Glenade is accessed via a pedestrian access from O'Connell Avenue with landscaped gardens, stone wall and original iron gates and railings.

A private enclosed courtyard with a water feature is accessed off the second reception room and from the dining room via large sliding door. To the rear is a private enclosed patio and garden area with a rear mews / studio.

There is an electric up and over door providing vehicle

### Facts at a glance

**Location:** Glenade, O'Connell Avenue, Limerick city  
**Description:** Six bedroom, end of terrace house  
**Price:** €850,000  
**Seller:** Joint agents Rooney Auctioneers & Michael Roberts Estate Agents  
**Contact:** Joint Agents: Lisa Kearney on 087 2633422 or Michael Roberts on 087 2056049



This superb period home on O'Connell Avenue is just minutes walk from the city centre and Mary I

access from the rear for secure car parking. Rarely does a property of this calibre and in turn key condition come to the market.

### FEATURES

- CCTV system in place with 5 cameras
- Remote control roller shutter door to rear entrance to facilitate two car spaces
- Fully alarmed with sensors in all rooms

- Superb location
- Walking distance to Limerick city and all its amenities
- Walking distance to Mary Immaculate College
- Extensively renovated and extended to an exceptionally high standard by an interior designer.

**Call Joint Agents - Lisa Kearney on 087 2633422 or Michael Roberts on 087 2056049 to view.**



**Conor House, Quinpool, Ardnacrusha, Co. Clare****NEW TO THE MARKET**

Dormer style property with detached garage set upon 0.50 acre. Acc: Entrance Hall, Sitting Room, Kitchen/Dining Room, Utility, 4 Bedrooms (1 ensuite) and Main Bathroom. Ideal family home within easy distance to all local amenities and Limerick city centre is only a 10 minute commute. This family home enjoys the benefits of Oil fired central heating, Solid fuel central heating and uPVC windows. Beautiful landscaped gardens with mature shrubbery and patio area to rear. Tarmac driveway entrance with ample parking.

**€299,000****Enaghroe, Fedamore, Co. Limerick****NEW TO THE MARKET**

Large two-storey residence with attached granny flat set upon a large elevated site. Property is located approximately five minutes from Fedamore Village and ten minutes from the outskirts of Limerick City. Accommodation consists of: Entrance Hall, Sitting Room, Living Room, Kitchen/Dining Room, Utility, WC, 4 Bedrooms (1 ensuite), Bathroom and Granny flat has own living area, bedroom and shower room. Enjoys the benefits of landscaped lawns, mature shrubbery and trees. O.F.C.H.

**€339,000****Clogher East, Kilmallock, Co. Limerick****NEW TO THE MARKET**

Detached bungalow for sale with detached garage to side of property. Acc: Entrance Hallway, Sitting Room, Kitchen/Dining Room, 4 Bedrooms (1 ensuite) & Bathroom. Enjoys the benefits of O.F.C.H., walls pumped, roof insulated, uPVC, double glazed joinery, Tarmac drive, landscaped gardens, garage & boiler house. Private Water & Septic Tank. Close to schools, churches, shops and all other amenities. Easy commute to the town of Kilmallock - 10 mins, 15 mins from the town of Charleville and 30 mins from Limerick City.

**€215,000****4 Ballinacurra Gardens, Ballinacurra, Limerick****NEW TO THE MARKET**

Built in the 1970's, the property is situated in a mature residential development within very close proximity to schools, shops, restaurants, Catholic Institute Tennis Club, Churches, bus stop and all major road networks. Acc: Entrance Hall, Sitting Room, Kitchen/Dining Room, Living Room, 3 Bedrooms and main Bathroom. Outside Garage with roller door, Utility & Shed. Benefits from O.F.C.H. & open fire in sitting room with back boiler, uPVC windows throughout, off-street parking and garden to front with enclosed garden to rear.

**€185,000****DOOLEYS... TRUSTED AGENCY DEDICATED TO YOU**

Pat Dooley M.I.P.A.V.  
Director



Chloe Gough BSc M.I.P.A.V.  
Property Negotiator



PSRA: 003411



Jane Foley  
Property Negotiator



Susan Byron  
Administrator & Accounts

**27 Brackvoan, Bruff, Limerick****NEW TO THE MARKET**

Semi-detached family home in great condition located on the outskirts of Bruff town centre. Acc: Hallway, Living room, Kitchen/ Dining room, WC, 3 Bedrooms, 1 Ensuite & Bathroom. Enjoys the benefits of oil fired central heating, all mod cons, side entrance. O.F.C.H.

**€140,000****63 Elton Court, Meelick, Co. Clare****NEW TO THE MARKET**

3/4 bedroom semi-detached property located in the peaceful Village of Meelick. Accommodation: Entrance Porch, Hall, Living Room, Kitchen/Dining Room, Sitting room/ downstairs Bedroom, 3 Bedrooms upstairs and Bathroom. Oil fired central heating.

**€150,000****8 Kenyon Avenue, Kileely, Limerick****REDUCED TO SELL**

Extended 2/3 bedroom mid-terrace property for sale in great condition throughout. Acc: Entrance Hallway, Sitting room/ bedroom, Living room, Kitchen/Dining room, Utility area, downstairs shower room, Landing, 2 Bedrooms & bathroom.

**€95,000****5 Kilballyowen, Bruff, Co. Limerick****NEW TO THE MARKET**

Newly refurbished 3 bedroom semi-detached bungalow situated in a nice neighbourhood in close proximity to Bruff town while Limerick City is less than 20 Mins. Acc: Entrance Hallway, Sitting Room, Kitchen, Shower Room, WC, 3 Bedrooms, Detached Garage.

**€120,000****Main Street, Caherconlish, Co. Limerick****NEW TO THE MARKET**

End of terrace property in need of renovation with great investment potential. Ideally located on the main street in the Village of Caherconlish in close proximity to all amenities. Acc: Porch, Sitting room, Dining room, Kitchen, 3 Bedroom, Ensuite, Bathroom & Shed.

**€70,000****18 Chestnut Grove, Dooradoyle, Limerick****THREE BED DETACHED PROPERTY**

Detached property in need of modernisation. Acc: Sitting room, Kitchen/Dining room, 3 bedrooms & bathroom. Benefits from PVC joinery, O.F.C.H., parking, large side entrance & private enclosed back yard with block built shed. Great investment opportunity.

**€160,000****23 Cluain Mhuire, Pallaskenry, Co. Limerick****NEW TO THE MARKET**

3 Bed terraced property located in the village of Pallaskenry only a 30 minute commute from Limerick City and 40 minutes Shannon Airport. Acc: Entrance Hallway, Sitting Room, Kitchen/Dining Room, 3 Bedrooms & Bathroom, Outside Shed & Boiler House.

**€125,000****Knockderk, Holycross, Bruff, Co. Limerick****SITE FOR SALE**

We are delighted to offer this circa 0.9 Acre elevated site located close to the Historic area of Lough Gur. Site is subject to planning permission which was previously granted but since has lapsed. maps available on request.

**€70,000**



## Wonderful in West Limerick

# Go west for a great deal

Dooley Group are delighted to introduce to the market this large four bedroom detached property centrally located in a popular estate close to all amenities in the town of Newcastle West.

This property will suit the most discerning of buyers as it ticks all the boxes for today's growing family needs.

The local newsagents and chemist are at the entrance to the estate while the local primary and secondary school are only a few minutes stroll away.

The town of Newcastle West has all the essential amenities such as shops, (including Tesco), bars, restaurants, banks, draperies to mention but a few.

Limerick city as approx-

### Facts at a glance

**Location:** 19 Daarwood Crescent, Newcastle West

**Description:** Four bedroom, detached house

**Price:** €209,000

**Seller:** Dooley Group

**Contact:** 061 385852

imately 30 minutes commute while Shannon Airport is approximately 40 minutes by car.

### DIRECTIONS

Driving into the town of Newcastle West on the N21 take the first right for the town. The Daarwood Estate is located on your right and number 19 is located on your left as you drive through the estate. Dooley sign thereon.

### FEATURES

- Superb location close to all amenities
- 4/5 bedroom detached property
- Easy access on N21 Road
- Private Rear Garden
- PVC double glazed windows
- Master bedroom with ensuite
- Master bedroom with walk in wardrobe
- Fully Alarmed



19 Daarwood Crescent is located in a very popular housing estate close to all amenities in the town of Newcastle West



# Truly unique modern home in a tranquil setting

LOOKING for a luxury family home in a beautiful location? Well then Glebe House, in Cratloe could be the answer to your dream

Sherry FitzGerald have just brought to the market this property which was built in 1994 and sits on a wonderful private 1.7-acre site in a sought after location. The property is complemented by a boundary of mature trees that offers complete privacy and is set back from the road by a sweeping driveway.

Glebe House is a truly unique home that has been tastefully decorated and offers vast living accommodation with bright and welcoming accommodation. Peacefully situated in Gallows Hill and only minutes' walk from Cratloe Woods and the village of Cratloe, with its amenities including schools, local shops, and sports facilities. The main road network

### Facts at a glance

**Location:** Glebe House, Gallows Hill, Cratloe

**Description:** Five bedroom, detached house

**Price:** €600,000

**Seller:** Sherry FitzGerald

**Contact:** 061 418000

is also close by allowing easy access to Shannon, Galway, Limerick, and Dublin.

The accommodation is set over three floors and provides over 4,000 sq ft of well laid out accommodation, including three reception rooms, five bedrooms, and five bathrooms.

The main entrance hall is spacious with a cloakroom and WC off the hallway. Fitted with solid wood floors and double doors leading into the living room. The main living room is very impressive with a balcony overlooking the

gardens making the room extremely bright and decorated beautifully in neutral tones!

The kitchen is accessed through the living and hallway. It is extremely bright with a sunroom at the end of the kitchen. There is a modern fitted kitchen with matte marble worktops. There is a family room located to the rear of the hallway with sliding doors leading out to the garden.

Downstairs offers a huge amount of storage and space! There is a spacious games room with access to the garden. There are two bedrooms (one currently being used as an office and one with a spacious en-suite), utility room, WC and access to a good size garage. On the second floor, there are three bedrooms (all double). The master bedroom is a very good size and has an en-suite with a shower and bath and a walk-in wardrobe.



Set on private 1.7-acre site Glebe House is a fabulous countryside retreat near the village of Cratloe



**BALLYSIMON ROAD, LIMERICK** **BER E2**

17 ST. PATRICKS ROAD,

4 bed detached bungalow of approx. 90 sq.m. (973 sq.ft.) close to Childers Road & Parkway Shopping Centres, schools, UL etc. Hall, reception room, kitchen/breakfast room, bathroom, guest wc, 4 bedrooms, garage to side and outhouses to rear. OFCH & back boiler. Rewired, new water pipes, insulated. Situated on large private site. BER No. 104571690.

**€190,000** **Lisa Kearney 087 2633422****O'CONNELL AVENUE, LIMERICK** **BER A3**

"GLENADE",

"Glenade" is an outstanding superb family home which has been extensively renovated and extended to an exceptionally high standard by an interior designer. Porch, hall, 2 reception rooms, dining room, kitchen/dining/living room, walk in pantry, guest wc, utility, 6 bedrooms, 3 en suites. Landscaped gardens. Private courtyard. Surround sound. Air to water heating. Approx. 297 sq.m. (3,200 sq.ft.) BER No. 100456052. Contact Rooney Auctioneers or Joint Auctioneers Michael Roberts.

**€850,000** **Rooneys/Michael Roberts Auctioneers****Rooney****KILDIMO, CO LIMERICK** **BER D2**

BALLYVAREEN,

Spacious family home of approx. 1,700 sq.ft. (160 sq.m.) in a popular location only 5 minutes walk to Kildimo village & Kildimo National School. Hall, Living room, large open plan living-dining room, kitchen, utility/wc off, 4 bedrooms, en suite, main bathroom, garage. Beautiful views to the rear of the house. Mature private site of approx. 0.6 of an acre. In excellent condition. BER No. 101543858.

**€315,000** **Briain Considine 085 2894166****MILL RD, CORBALLY, LIMERICK** **BER D1**

70 SPRING GROVE

Spacious home of approx. 133 m2 (1,435 sq.ft.) in excellent condition. Hall, Living room, kitchen-diner (recently installed kitchen), playroom/study, utility, downstairs wc / shower room, 4 bedrooms upstairs with one en suite & main bathroom. Private south easterly facing rear garden with patio. GFCH. Walking distance to all essential amenities. BER No. 10182995.

**€265,000** **Briain Considine 085 2894166****FARRANSHONE, LIMERICK** **BER E1**

30 STENSON PARK,

Spacious home of approx. 119.5sq.m. (1,286 sq.ft.) with separate Granny Flat. House: Hall, living room, kitchen, back living room, Upstairs: 3 bedrooms & bathroom. Granny Flat: kitchen-living room, bedroom & bathroom. OFCH. Enclosed private rear garden. Located within walking distance to all amenities - schools etc.

**€180,000** **Briain Considine 085 2894166****ANNACOTTY, CO LIMERICK** **BER D1**

30 THE SQUARE,

3 bedroom mid terraced property of approx. 90 sq.m. (969 sq.ft.) within walking distance to shops, bars, etc and close to University of Limerick and beautiful riverside walks. House comprises of hall, kitchen, living room, 3 bedrooms, en suite and main bathroom. Rear garden. Gas fired central heating. BER No: 110240660

**€165,000** **Peter Kearney 087 6488792****CATHEDRAL PLACE, LIMERICK** **BER D1**

APT 7, ST JOHNS COURT,

Spacious first floor 2 bedroom apartment in an excellent location within walking distance of all local amenities. Bright and attractive this apartment comprises of a spacious open plan kitchen/ diningroom/ livingroom, 2 bedrooms, bathroom. Electric heating. Management fee €800 pa. BER No. 110215753

**€85,000** **Peter Kearney 087 6488792****ANNACOTTY, CO LIMERICK** **BER D1**

85 SALMON WEIR,

5 bedroom detached property located in the much sought after Salmon Weir estate comprising approx. 132.90 sq.m. (1,430.45 sq.ft.) of accommodation. Open plan kitchen-diner, 2 reception rooms, utility, wc, 5 bedrooms, en suite & main bathroom. GFCH. Attractive cul-de-sac avenue. Private enclosed garden to rear. BER No. 107490500.

**€299,000** **Lisa Kearney 087 2633422****ARDNACRUSHA, CO CLARE** **BER A3**

NO. 15 BLACKWATER,

Detached property of approx. 210.60 sq.m. (2,267 sq.ft.) comprising hallway, utility, wc, open plan kitchen/dining room, living room, family room, 4 bedrooms all en suite. Sun room. Air to water heating. Renewable energy Solar Panels.

**€425,000** **Lisa Kearney 087 2633422****MEELICK, CO CLARE** **BER D2**

STONEPARK

Spacious 5 bedroom bungalow in turn key condition situated on 0.5 acre site for sale. Hall, kitchen, utility, dining room, living room, office/study, en suite, main bathroom. Garage. Very private south facing garden with patio and decking to rear. Underfloor heating. Approx. 139.35m2 (1,500 sq.ft.). BER No. 110053535.

**€285,000** **Lisa Kearney 087 2633422****BUNRATTY, CO CLARE** **BER A3**

DUN RI,

NOW ON RELEASE. NO's 9 & 10 DUN RI. Situated in the picturesque village of Bunratty and within walking distance to Bunratty Castle and Folk Park. This new phase of Dún Ri comprises of detached properties only. Ideal family homes of outstanding excellence. Full details from Lisa Kearney at Rooneys.

**Lisa Kearney 087 2633422****CITY CENTRE** **BER C3**

UNIT 3 SARSFIELD STREET, LIMERICK

FOR SALE - Modern ground floor retail unit with mezzanine floor. Previously traded as a Ladies fashion unit & has various dressing rooms & storage within. Ground Floor - 111 sq.m. (1,205 sq.ft.). Mezzanine - 60.5 sq.m. (652 sq.ft.). Overall area - 171.5 sq.m. (1,857 sq.ft.). Floor to ceiling height to the front of the property is 4.77m. BER Number: 800456527.

**€240,000** **Rooneys 061 413511****€200,000****CITY CENTRE, LIMERICK**

46 NICHOLAS STREET

(TENANTS NOT AFFECTED)

FOR SALE - three storey over basement end of terrace public house with basement & residential accommodation. 7 Day Liquor License attached to property. Ground floor currently leased & trading as a café/restaurant/pub extending to approx. 140.4 m2 (1,506 ft2). The upper floors are used for residential purposes & require refurbishment/structural work. Basement used for the storage of barrels etc. There is a boundary wall to the rear of the property between the rear garden of the subject property and Athlunkard Street which is a protected structure.

**Gordon Kearney 087 2537412**





# GVM Auctioneers

www.gvm.ie



*Our Team: Tom Crosse,  
Declan Barry, Richard Ryan,  
John O'Connell  
& Audrey Fitzgerald.*



## Laught, Lisnagry, Limerick



**Charming and secluded 4 bedroom bungalow nestled in this quiet and tranquil setting and yet located just 10 minutes drive from Limerick City.**

This very well maintained residence stands on circa 7 st acres of excellent quality lands laid out in 3 divisions and offers ancillary out offices as part of a very attractive property.  
Lot 1 :- Residence on Circa 1/2 acre site. Guide price € 155,000  
Lot 2 :- Circa 7 st acres.  
Lot 3 :- The Entire.  
Contact Tom Crosse on 087-2547717 or John O' Connell on 087-6470746

## 87 Oakfield, Fr. Russell Road, Dooradoyle, Limerick.



€225,000

Three bedroom semi detached house located in a very popular and much sought after residential development adjacent to all amenities including Raheen Industrial Estate and University Hospital, Primary and Secondary Schools and Public Transport on your doorstep. Easy access to motorway network. Excellent condition throughout. Contact Declan Barry on 087-2026886

## 59 Springfields, Dooradoyle, Limerick



BER C1 €138,000

Spacious two bedroom ground floor apartment comes to the market in pristine condition throughout. This property is situated in a highly popular residential estate situated close to all major amenities. Viewing comes highly recommended. Contact John o' Connell on 087-6470746

## 5 Castlepark, Dooradoyle, Limerick



BER C3 €159,000

Three bedroom semi detached house with garage space and South West facing rear garden located in a popular mature residential development approximately 1 kilometre from The Crescent Shopping Centre and adjacent to all other amenities including public transport. Good condition throughout. Viewing comes highly recommended. Contact Declan Barry on 087-2026886

## 36 Cragaun, Fr. Russell Road, Dooradoyle, Limerick



BER D2 €248,000

Exceptional four bedroom semi detached family residence on a corner site overlooking large green area located in a popular mature residential estate within walking distance of the University Hospital Limerick and Raheen Industrial Estate. Contact John O' Connell on 087-6470746

## 62 Clonard, Westbury, Corbally, Limerick



BER C3 €198,000

Spacious 4 bedroom semi detached house on corner site facing a green area in a mature residential development convenient to all amenities including public transport and only a short distance to City Centre. Ideal family home in good condition throughout. Viewing recommended. Contact Declan Barry on 087-202886

## 54 Garranbawn, Murroe, Co. Limerick



BER C1 €155,000

Spacious semi detached house with three double bedrooms located in this much sought after residential development. This property is in excellent decorative condition throughout and situated on a corner site with side entrance to walled in rear garden. Viewing highly recommended. Contact Declan Barry on 087-2026886

## 18 Galtee Avenue, Glenmore, Caherdavin, Limerick



€135,000

Three bedroom semi detached bungalow adjacent to Limericks Institute of Technology in a very popular suburb within a 10 minute drive to the City Centre and local shops. Bus stop on your doorstep and all other amenities adjacent. Oil fired central heating. Double glazed windows. Viewing comes highly recommended. Contact Declan Barry on 087-2026886

## 4 Iona Close, College Court, Castletroy, Limerick



BER D2 €135,000

Three bedroom semi detached house within walking distance to University of Limerick. Accommodation comprises of entrance hallway, sitting room, kitchen, 3 bedrooms and bathroom. Gas fired central heating. Double glazed UPVC windows. Separate out building. For Sale fully furnished. Contact Declan Barry on 087-2026886

## 105 Glantann, Golf Links Road, Castletroy, Limerick



€155,000

Well presented three bedroom ground floor apartment in this very popular residential development. This apartment comes to the market in excellent condition throughout and is well located adjacent to University of Limerick, primary and Secondary schools. Viewing comes highly recommended. Contact John O' Connell on 087-6470746

## 7 Parkview Drive, Greystones, Ennis Road, Limerick



€235,000

GVM are delighted to announce to the market this deceptively spacious three bedroom semi detached property with large rear garden. This property is conveniently located with walking distance of Limerick City and all major amenities including Limerick Lawn Tennis Club and JFK Primary School and Ard Scoil Ris. Viewing highly recommended. Contact John O' Connell on 087-6470746

## 1 Riverslea, Ballyclough, Limerick



BER D1 €575,000

Located in a much sought after residential area, this exceptional detached property lies in close proximity to Limerick Golf Club and within walking distance of Crescent College & Crescent Shopping Centre. Situated in a cul de sac of 6 houses and adjacent to the Euroville and Belfry Developments. This family home is presented in excellent decorative condition and benefits from a south facing rear aspect. Nestled on a 0.9 acre site, this is a gardener's dream. Contact Audrey Fitzgerald on 087-6334293

## Toomaline, Doon, Co. Limerick



BER D2 Price on application

A truly outstanding and ideally located bungalow residence standing on a beautifully appointed landscaped site and located just 10 minutes walk from doon. This spacious family home offers bright spacious living accommodation well laid out and proportioned. Inspection of this attractive and sensibly priced property is very highly recommended. Contact Tom Crosse on 087-2547717

## Cloghadareen, Old Pallas, Pallasgreen, Co. Limerick.



BER C3 €270,000

Most spacious 4 bedroom detached residence situated just twenty minutes from Limerick City. The residence rests on a C. 0.75 St. Acre elevated site which enjoys panoramic views of the surrounding countryside. Accommodation comprises of: hall, sitting room, sun lounge, kitchen/dining, utility, 4 bedrooms, ensuite, bathroom and large attic room. Detached wooden shed. Viewing of this magnificent family home comes highly recommended. Contact Richard Ryan on 087 8067772

## Dromsally, Cappamore, Co. Limerick



BER C3 €230,000

Four bedroom detached family residence on circa 0.75 acre site comes to the market in pristine condition throughout. Accommodation comprises of entrance hallway, sitting room, kitchen, utility, office, 4 bedrooms (2 ensuite & 2 walk in wardrobes) and bathroom. Oil fired central heating. Double glazed windows. Contact John O' Connell on 087-6470746



## Countryside views

# Fall in love with this family home



Ballyvareen is situated on a mature private site of a and is beautifully landscaped and benefits from outstanding countryside views

### Facts at a glance

**Location:** Ballyvareen, Kildimo  
**Description:** Four bedroom, detached house  
**Price:** €315,000  
**Seller:** Rooney Auctioneers  
**Contact:** 061 413511

Rooneys present to the market this spacious family home in a popular location only five minutes walk to Kildimo village and Kildimo National School.

It comes to the market in excellent condition with spacious accommodation extending to over 1,700 square feet (160m<sup>2</sup>) comprising of a living room, a large open plan living-dining room, kitchen with utility and adjoining WC, four bedrooms with the master en-suite, main bathroom and a large garage.

Outside the house is situated on a mature private site of approximately. 0.6 acre and is beautifully landscaped and benefits from outstanding views of County Limerick.

The location is excellent and convenient being less than a five minute walk to the local school and a 20 minute drive to Limerick city.

### DIRECTIONS

From Limerick city proceed out the N69. On entering Kildimo turn left after the petrol station. Continue up this road, the house is the third house on the left hand side after the school.

### FEATURES

■ Mature private site of approximately. 0.6 of an acre with lawns, mature hedging and trees.

■ Large garage for storage.

■ Oil central heating, Double glazed windows.

■ Built in 1981.

■ Recently upgraded fireplaces, stove, built in wardrobes.

■ Spacious accommodation with beautiful views to the rear of the house over the countryside.

■ Excellent location, less than a five minute walk to the local national school.



### JOHN FLYNN AUCTIONEERS MIPAV

**FOR SALE BY PRIVATE TREATY**  
**Clouncagh, Ballingarry, Co. Limerick.**



**Traditional Detached Farm House**  
**With Two Storey Extension.**

Contains Three bedrooms, bathroom, sitting room, kitchen / dining room & utility.

SMITHS ROAD, CHARLEVILLE CO. CORK  
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 PSRA No: 002005

## A successful night under the hammer

Success was certainly on the cards again for The Munster Property Auction last Tuesday night, September 19, as the company sold 13 out of 16 lots at their public auction event in The Rochestown Park Hotel in Cork, with the remaining three lots currently under offer.

Lots offered on the night included investment properties, commercial buildings, sites and family homes from across Munster.

Patrick Convey, Company Director, noted "the success of our auctions is down to the extensive marketing campaign we undertake in Ireland and abroad in the lead up

to the auction while also working in close partnership with our network of 40 local partner estate agents from throughout the province."

Some lots of note at their recent auction were: In Cork City an impressive seven-bed pre-Victorian residence on Castle Road, Blackrock was sold in partnership with Property Partners Matt Fallon, Cork City. The property had strong interest prior to the auction event and the vendor accepted a bid of €830,000.

Elsewhere in Clare a renovation project was sold in partnership with Arthur and Lees, Ennis. This four bed fire damaged house is located on

the Lahinch Road, Ennis and was sold for €36,000. In Kilmallock, a three-storey, mixed use building was sold for €51,000 in partnership with Carroll Auctioneers. While in Allihies, Beara Peninsula in partnership with JJ O'Sullivan, Castletownbere, a rural three bed terraced house was offered for sale. No. 5 Church View was subject to strong interest and was successfully sold at the fall of the gavel for €55,000.

An enclosed site with no planning permission at Ballyneanig in Ballyferrier, Co. Kerry was offered for sale in partnership with Fitzgerald & Associates, Dingle. Ballyneanig was subject to strong

interest in the lead up to the auction event and the property was successfully sold for €19,000 via [www.munsterpropertyauction.ie](http://www.munsterpropertyauction.ie).

The Munster Property Auction are now taking entries for their final auction of the year on November 30 along with their ongoing online auctions.

Contact The Munster Property Auction on 021 234 9696 to arrange for a free property valuation or for more information visit [www.munsterpropertyauction.ie](http://www.munsterpropertyauction.ie). Next Public Auction: November 30, The Rochestown Park Hotel in Cork at 7pm. Registration starts at 6.30pm.



**AUCTIONEERS****46 O'CONNELL STREET****CHARTERED SURVEYORS****ASKING PRICE: €199,500****12 Cois Teampaill, Ardagh Road, Newcastlewest, Co. Limerick**

Cois Teampaill is located in Newcastlewest, a vibrant market town in the west of Limerick circa 30km from Limerick City Centre.

No 12 is a spacious detached family home measuring c.185m<sup>2</sup> with an enclosed private rear garden.

The rooms are very generously proportioned providing ample living space making it an ideal family home.

Accommodation: Entrance Hall, Living Room, Family Room, Kitchen/Dining Room, Utility Room, Guest WC, 4 Bedrooms (2 Ensuite) and Bathroom

Full details and viewings with Murphy Gubbins Chartered Surveyors

**ASKING PRICE: €250,000****7 Lissanalta Close, Dooradoyle, Co. Limerick**

Lissanalta is located in the popular suburb of Dooradoyle c.5km from Limerick City Centre. It is in close proximity to the Crescent Shopping Centre, University Hospital Limerick and Raheen Industrial Estate.

No. 7 sits in a quiet cul de sac within the development and provides ample living space making it an ideal family home.

Accommodation: Entrance Hall; Living Room; Dining Room; Kitchen; Utility and Bedroom with ensuite on the ground floor. The first floor comprises 3 Bedrooms (1 ensuite) and Main Bathroom and there is a further Bedroom with ensuite on the second floor.

Full details and viewings with Murphy Gubbins Chartered Surveyors

**ASKING PRICE: €155,000****63 Alandale Orchard, Courtbrack Avenue, Limerick**

This 3 bed ground floor apartment provides the perfect opportunity to acquire a spacious, low maintenance property within walking distance to Mary Immaculate College and the City Centre.

The apartment is very well presented, it measures c.72m<sup>2</sup> and its clever layout is designed to maximise the space available, there is a large yard to the side and rear of the property.

Accommodation comprises, Entrance Hall, Open plan Kitchen/Living/Dining Area, 3 Bedrooms (1 ensuite) and Main Bathroom.

Full details and viewings with Murphy Gubbins Chartered Surveyors.

**ASKING PRICE: €160,000****44 Cois Luachra, Dooradoyle, Limerick**

Cois Luachra is a modern development located directly opposite the crescent shopping centre, c.5km from Limerick City Centre. It is in close proximity to the Crescent Shopping Centre, University Hospital Limerick and Raheen Industrial Estate.

This 3 bed mid terrace home is in need of some redecoration and gives a potential purchaser the opportunity to put their own stamp on it.

Accommodation: Entrance Hall, Living Room, Kitchen/Dining room, Guest WC, 3 bedrooms (1 ensuite) and bathroom.

Further information and viewings from Murphy Gubbins Chartered Surveyors.

**ASKING PRICE: €650,000****Unit 2 EastPark, Smitshtown, Shannon, Co. Clare.**

Smitshtown Business Park is adjacent to the Shannon Free Zone and has easy access to Shannon International Airport and National road network. Neighbouring occupiers include Two Way Logistics, DHL, Chemilloc and Balger Engineering.

Three storey semi-detached office building and warehouse. The single storey warehouse is c.1,243m<sup>2</sup> (13,380sq ft), the offices comprise c.494m<sup>2</sup> (5,320sq ft).

The unit could suit an owner occupier or an investor

Informal agreement with Jenkinson Holdings Ltd at €42,000 per annum. The ERV is currently estimated at €65,000 PA.

Full details and viewings with Murphy Gubbins Chartered Surveyors

**ASKING PRICE: €110,000****Corbally Road, Limerick**

Potential development opportunity (subject to pp) at Corbally Road.

The property is located on the eastern fringes of Limerick city centre on the main thoroughfare leading to Corbally and East Clare. It fronts the main Corbally Road which has plenty of nearby amenities and is a sought after residential suburb of Limerick.

We understand from the development plan that the land is zoned residential.

It comprises various folios including: LK95L; LK49977F; LK59434F and there is an unregistered portion of land towards the northern end of the holding.

Full details with Murphy Gubbins Chartered Surveyors

**TO LET - Rent Negotiable****Riverview House, Harveys Quay, Limerick**

Join EY, Milano and "House" on the waterfront at Harveys Quay. Directly adjacent to EY's new state of the art offices.

City centre location overlooking the recently redeveloped boardwalk and the river.

L shaped Shell Unit c.70m<sup>2</sup> (752sq ft)

Suitable for a number of uses subject to PP including office, retail, café.

Full details and viewings with Murphy Gubbins Chartered Surveyors

**TO LET - Rent Negotiable****Riverview House, Harveys Quay, Limerick**Office space 249m<sup>2</sup> with optional mezzanine capacity due to excellent floor to ceiling heights.

Directly adjacent to EY new state of the art offices

Capacity for modern design and specifications including air conditioning, raised access floors, lifts etc.

Flexible design and lease opportunities to suit a variety of users including all types of professional service providers.

Full details and viewings with Murphy Gubbins Chartered Surveyors.



## Magnificent home in Monaleen

# Let the sun shine at Heatherdale

### Facts at a glance

**Location:** 17 Heatherdale, Monaleen  
**Description:** Four bedroom, detached house  
**Price:** €429,000  
**Seller:** Sherry FitzGerald  
**Contact:** 061 418000

Sherry FitzGerald are proud to introduce to the market No 17 Heatherdale, Monaleen.

An impressive detached family home with a mature south facing rear garden and a wonderful mature site that has room to expand if one desires.

Heatherdale is a private residential cul de sac of detached homes located off Monaleen's Schoolhouse Road.

Nearby amenities are second to none making this location ever so popular and sought after. Castletroy Golf Club, Monaleen GAA club and Monaleen NS are all within walking distance along with Castletroy College, the University of Limerick, and a vast selection of restaurants, pubs, shops and other amenities.

The property comprises of well-proportioned reception rooms, with a bright open plan layout.

A generous living room and interconnecting dining,

which also has the benefit of a sunroom to the rear, makes the living accommodation very suitable for modern day living.

The garage has yet to be converted but could be an excellent addition to the overall accommodation & floor size if converted, (subject to planning permission).

No 17 overlooks a lovely green area to the front backing onto Castletroy Golf Club and sits on a mature south facing site with great privacy, a wonderful space for young children to play.

This property has immense potential overall, and with a little investment and some cosmetic modernisation this could really be the perfect family home. With such a lack of good quality family homes coming up in this prime location, viewing of this property is highly advised as soon as possible to avoid disappointment.

### ACCOMMODATION

■ Hall, Living room,



No 17 Heatherdale overlooks a lovely green area to the front backing onto Castletroy Golf Club

dining room, sunroom, kitchen, guest wc & utility. 4 Bedrooms, ensuite & main bathroom.

■ The front porch is tiled and the main hallway has carpet flooring with a guest WC under the stairs.

■ The main living room is

located off the hallway, a good size reception room with fitted fireplace and bay window to the front, french doors open through to the dining area at the rear.

■ A good size sunroom has been extended onto the dining area, with access to

the garden and patio this is a great addition for entertaining.

■ The kitchen is fitted with built in units and has a utility with plumbing and extra storage and access to the side of the property and garage.

■ Upstairs there are 4 good size bedrooms, all with built in wardrobes. The master has the benefit of an ensuite bathroom.

■ Floor Area: 145 Sqm approximately (excluding garage).



# Convenience is key to this home in the heart of Annacotty

Rooneys are delighted to bring to the market this three bedroom mid-terrace property at the heart of Annacotty village.

Within walking distance are a number of shops, bars and restaurants, alongside excellent transport links and easy access to the road networks for those commuting further afield.

The University of Limerick and its beautiful riverside walks are just a stone's throw away, as is Plassey Technological Park, Castletroy Golf Club, and the Castletroy Shopping Centre.

### DIRECTIONS

Travel from Limerick out the Dublin Road. Travel through the Vistakon roundabout and take the next turn right after signpost for Annacotty.

On entering the Square/Salmon Weir estate take your second right.

The house is located on the left hand side. For sale sign



The garden to the rear of 30 The Square

### Facts at a glance

**Location:** 30 The Square, Annacotty  
**Description:** Three bedroom, terraced house  
**Price:** €165,000  
**Seller:** Rooney Auctioneers  
**Contact:** 061 413511

### thereon FEATURES

■ PVC double glazed windows.

■ Gas Heating

■ Bedroom En-Suite

■ Parking

■ At The Heart Of Annacotty Village

■ Walking distance to all local shops, Schools, Restaurants

■ Sought after area

■ Super Location



This terraced house is within walking distance to a number of shops, bars and restaurants



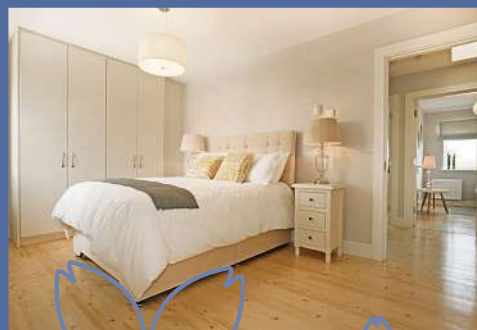
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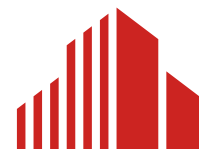


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# 6 SHANNON STREET, LIMERICK

T: 061 418 111



## CUSHMAN & WAKEFIELD

COMMERCIAL PARTNER OF SHERRY FITZGERALD

**FOR SALE - "BEST BIDS" 3PM  
TUESDAY 10/10/2017**



### Lands at Coolbawn Meadows, Castleconnell, Co. Limerick

**'Best Bids' - 15:00 (3pm) Tuesday 10 October 2017**

Opportunity to acquire substantial parcel of residential development land with positive planning history situated close to the centre of Castleconnell, Co. Limerick

The entire extends to approx. 15.31 ha (37.9 acres) and is being offered for sale in one lot.

The lands are located on the eastern side of Castleconnell. The surrounding area is mostly residential in nature.

The property forms part of the Coolbawn Meadows Residential Development which comprises a mix of three and four bedroom residential units and a creche.

The majority of the lands are zoned "Residential Development Area" under the Castleconnell Local Area Plan 2013 - 2019

Part of the site previously had planning permission for 69 residential units.

**BER  
EXEMPT**

**CONTACT: CIARA MCCARTHY / HUGH O NEILL  
061 418111**

**TO LET**



### Robe House, Raheen Limerick

**BER D1**

Opportunity to let modern office accommodation in two suites extending to 335 Sq M (3,611 sq ft.)

The property is located in an established Business Park in Raheen, Co. Limerick. The offices are fully fitted and comprise a

**CONTACT CIARA MC CARTHY / HUGH O'NEILL 061 418111**

mix of both open plan & cellular office accommodation. The subject property benefits from own door office access and ample surface car parking. Flexible lease terms available. BER Numbers: 800539843

**FOR SALE**



### Unit C1 Eastway Business Park, Ballysimon Road Limerick

**BER C1**

Opportunity to acquire large detached industrial warehouse with 1.25 acre secure yard to the rear.

Warehouse space with clear eaves height of approx. 6.0 metres with office accommodation to the front.

Property extends to approx. 998 sq m /

**CONTACT: CIARA MC CARTHY 061 418111**

10,743 sq ft (GEA) and benefits from surface parking and profile onto the primary estate road.

The property will be sold with the benefit of full vacant possession.

For Sale by Private Treaty  
BER Number: 800545121

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**John Buckley**  
Head of Limerick  
john.buckley@cushwake.ie



**George Hanley**  
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**Ciara McCarthy**  
Associate Director  
ciara.mccarthy@cushwake.ie



**Muireann Griffin**  
Negotiator  
muireann.griffin@cushwake.ie



**Maria Owens**  
Property Management  
maria.owens@cushwake.ie



**Mark Walsh**  
Graduate Surveyor  
mark.walsh@cushwake.ie



**Hugh O'Neill**  
Graduate Surveyor  
hugh.oneill@cushwake.ie



# 6 SHANNON STREET, LIMERICK

T: 061 418 000 E: limerick@sherryfitz.ie

## CRATLOE

GALLOW'S HILL

€600,000



'Glebe House' sits on a wonderful private 1.7 acre site approx in a much sought after location. This is a truly unique home that has been tastefully decorated and offers vast living accommodation in peaceful surroundings. Entrance hall, living room, kitchen, sunroom, family room, guest w.c., games room, utility, 5 beds, ensuite & main bath. 384.4 sq m / 4,138 sq ft approx. BER No. 110208287.

CALL AILBHE O'MALLEY ON 061-418000

BER C3

## CRATLOE

BALLYMORRIS

€470,000



'Pemberley' is a fantastic family home situated in a small private enclave of gated detached family homes in the popular location of Ballymorris, Cratloe. Entrance hall, drawing room, dining, kitchen/breakfast, family, conservatory, utility, guest w.c., 4 beds, ensuite & main bath. 355 sq m / 3,821 sq ft approx. BER No. 110019015.

CALL BRENDA MULCAHY ON 061-418000

BER C2

## ENNIS ROAD

MULBERRY HOUSE

€575,000



A magnificent detached residence designed in a classical style to the most modern specifications. Offering perfectly appointed accommodation, this is a superb, turn-key family home in Limerick's most desirable residential address. Porch, entrance hall, drawing room, family room, dining room, sunroom, kitchen, utility, w.c., 4 beds, ensuite & main bath. 227 sq m / 2,443 sq ft approx. BER No. 110231164.

CALL AILBHE O'MALLEY ON 061-418000

BER B3

## CAHERDAVIN

BLACKTHORN DRIVE

€200,000



'No. 87' Blackthorn Drive is an attractive semi-detached home in excellent condition with bright accommodation throughout. Entrance hall, living, kitchen/dining, utility, 3 beds & main bath. 100 sq m / 1,076 sq ft approx. BER No. 110251063.

CALL ORLA SHEEHAN ON 061-418000

BER D1

## CLAREVIEW

BROOKVILLE GARDENS

€175,000



'No. 42' Brookville Gardens is a semi-detached property in a popular residential area close to LIT with wonderful rear garden. Entrance hall, living, dining, kitchen, 3 beds, bath, shed/garage. 92 sq m / 990 sq ft approx. BER No. 104184015.

CALL FRANK LYDDY ON 061-418000

BER E2

## CASTLETROY

NEWCASTLE COURT

€175,000



'No. 15' Newcastle Court is a bright, contemporary top floor apartment with attractive balcony and patio conveniently located just off the Dublin Road. Open plan kitchen / living / dining room, 2 beds, ensuite & main bath. 74 sq m / 797 sq ft approx. BER No. 104891296.

CALL BRENDA MULCAHY ON 061-418000

BER D2

## CASTLETROY

NEWCASTLE COURT

€155,000



'No. 4' Newcastle Court is a bright, contemporary ground floor apartment in a small, gated development just off the Dublin Road. Large open plan living / dining / kitchen, 2 double bedrooms, ensuite and main bath. 65 sq m / 700 sq ft approx. BER No. 103976874.

CALL BRENDA MULCAHY ON 061-418000

BER D1

## DOORADOYLE

DOORADOYLE PARK

€190,000



'No. 134' Dooradoyle Park is an ideal starter home or buy-to-let investment option. Entrance hall, w.c., living, kitchen/dining, 4 beds, main bath, ensuite. 118 sq m / 1,270 sq ft approx. BER No. 110239274.

CALL FRANK LYDDY ON 061-418000

BER C3

## CLARINA

RAHINA COTTAGE

€160,000



This property offers a cottage style residence on an exceptional 0.75 acre approx. site within seconds of Clarina Village. Entrance hall, reception room/bedroom 3, kitchen, utility, living, 2 beds, bath. 105 sq m / 1,130 sq ft approx. BER No. 110215696.

CALL FRANK LYDDY ON 061-418000

BER G

THERE'S SELLING PROPERTY AND THERE'S SELLING PROPERTY THE SHERRY FITZ WAY.



Ailbhe O'Malley  
Branch Manager  
ailbhe.omalley@sherryfitz.ie



Brenda Mulcahy  
Senior Negotiator  
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Noreen McKenzie  
Financial Advisor  
noreen.mckenzie@sherryfitz.ie



Des O'Malley  
Director  
des.omalley@sherryfitz.ie



## Commercial opportunities

# Touch down at this industrial unit in Shannon

Unit 2 at the Eastpark in the Smithstown Industrial Estate in Shannon represents a raw opportunity for any owner occupier or investor.

This three-storey semi-detached warehouse and office building is on the market for €650,000.

The gross internal area comprises c.1,737m<sup>2</sup> (17,800 square feet). The single storey warehouse is c.1,243m<sup>2</sup> (13,380 square feet) while the offices comprise c.494m<sup>2</sup> (5,320 square feet).

There is informal agreement with Jenkinson Holdings Limited, which rents this unit on a €42,000 per annum, on a month to month basis. The ERV is currently estimated at €65,000 per annum.

Smithstown Business Park is adjacent to the Shannon Free Zone and has easy access to Shannon International Airport and national road network.

Neighbouring occupiers include Two Way Logistics, DHL, Chemifloc and Bolger Engineering.

### Facts at a glance

**Location:** 2 East Park, Smithstown, Shannon

**Description:** Industrial Unit For Sale

**Price:** €650,000

**Seller:** Murphy Gubbins Auctioneers

**Contact:** 061 590000

Smithstown is an extensive area of employment comprising older warehousing units constructed in the mid 1960's together with new modern warehousing units constructed in more recent years with direct access to the M18.

Unit 2 is located in the newer area of Smithstown.

### THE PROPERTY

The property comprises a semi-detached, three-storey office building with adjoining single-storey warehouse. There are double glazed aluminium windows throughout the offices which are fully fitted with carpet flooring, plastered

and painted walls and suspended ceilings with recessed lights.

The offices are private and modular in nature and are accessed from the ground floor via a concrete stairwell.

They are fully fitted and wired and benefit from separate access via the front of the building and there are good circulation areas to the rear.

The unit has been constructed with a steel frame with concrete block walls and metal double skin roof.

The warehouse unit benefits from c.5 metre eaves height and has two roller doors for access and delivery and a loading dock.



Between office space and warehouse space Unit 2 Eastpark, Smithstown, Shannon gross internal area comprises c.1,737m<sup>2</sup> (17,800ft<sup>2</sup>)

# Excellent city centre location for your company

Mount Kennett House is excellently located within Limerick's city centre at the corner of Henry Street and Mount Kennett Place.

Mount Kennett House comprises a four-storey over basement purpose built and fully fitted modern office building extending to circa 1,730 sqm (18,597 sq.ft), constructed in circa 1990 with red brick and stone cut façade.

Henry Street is considered one of Limerick's prime office districts running parallel with O'Connell Street and the Dock Road and is currently undergoing rapid transformation with a number of office and retail developments under construction including Gardens International office and Bishops Quay.

The main national road network and Limerick tunnel linking the city with

the M7 Limerick to Dublin motorway and the main Limerick to Shannon and Galway M9 motorway are all within close proximity to Mount Kennett House.

Surrounding occupiers include The Department of Foreign Affairs, Holmes O'Malley Sexton Solicitors, Grant Thornton, Mazars, and Dunnes Stores.

The property benefits from offices with lift and stairwell access to each floor. There is a private car park in the basement comprising 21 spaces with access from Mount Kennett Place.

The vendor is offering the entire property For Sale with an opportunity To Let the ground and first floors.

Price on application  
For further information on tenancy/leases please contact REA O'Connor Murphy's office on 061 279300.



Mount Kennett House is a great location on the corner of Henry Street and Mount Kennett Place



# COIS PORTFOLIO

L I M E R I C K

"A unique opportunity to purchase a diverse range of investment properties in prime locations in Limerick city and county. Due to the lack of supply and location of these properties rental and capital growth expected."

## LOT 1 Cois Rioga, Caherconlish

8 x 3/4 bedroom semi detached and terrace units  
Popular location c. 16km south of Limerick City  
Circa 130 sq. (1,400 sqft)



## LOT 2 Cois Ghruda, Castletroy

10 x mix of 2/4 bedroom duplex and apartments  
Circa 74 – 148 sqm. Located close to the University of Limerick, Castletroy Shopping Centre, Castletroy/Newtown Secondary School and Plassey National Technology Park



## LOT 3 Cois Luachra, Dooradoyle

18 x mix of 2/4 bedroom duplex and apartments 74 sqm – 140 sqm  
Located close to Crescent Shopping Centre, University Hospital Limerick, Raheen Business Park, Crescent College Secondary School and St Pauls National School



## LOT 4 The Entire

### RENT

TOTAL PASSING RENT: €286,800

ESTIMATED MARKET RENT: €385,000

Immediate potential to increase rental income by leasing the vacant units.

### COIS PORTFOLIO

L I M E R I C K

Price: On Application

BER RANGE: **BER D1** **BER D2** **BER C3** **BER C2**

To be offered for sale in 1 or 4 lots

### S A L E S P R O C E S S

**Best Bids Format** – all information uploaded to dataroom for inspection. Please contact REA O'Connor Murphy for access (unless sold previously)

Expressions of Interest submitted in writing to REA O'Connor Murphy by 12 noon on 9th November 2017

Best & Final submitted by contract to REA O'Connor Murphy by 12 noon on 23rd November 2017

**Solicitors:** Harrison O'Dowd, Esturay House, Limerick

# REA

O'CONNOR MURPHY

T: 061 279 300

info@reoocm.ie

www.reaoconnormurphy.ie





## Mount Kennett House, Henry St. Limerick

### For Sale



Prime commercial investment opportunity suitable for both owner occupiers/ investors (Tenants not Affected)

Four storey over basement purpose built modern office building extending to circa 1,730 sq.m (18,597 sq.ft) with benefit of 21 parking spaces

Prime covenants producing a passing rent of €95,000 p/a (2nd & 3rd floors). Immediate potential to increase rental income by leasing ground and first floors.

ERV Entire: circa €200,000

Located within Limerick city's prime office district

Price on application

### To Let



Ground & first floors To Let circa 836 sq.m (9,000 sq.ft)

Private car parking comprising 11 spaces with access from Mount Kennett Place

Features include raised access flooring, suspended ceilings, air conditioning, electric storage heating

Rates: 2017 circa €23,031

Service Charge (incl. Insurance): €1.73 per sq.ft

Lease terms negotiable

## Pearse House, Raheen Business Park, Limerick

### To Let



- To let first floor and partial ground floor offices extending to c. 840 sqm (9,033 sqft)
- Fully fitted to a high standard and ready for immediate occupation

#### Accommodation:

- Private office, open plan office suitable for work stations, board rooms, kitchen, Ladies & Gents Toilets and reception area on the ground floor as you enter the property.
- The offices are serviced by a lift, ample parking surrounding the building
- Lease terms negotiable

## Business Park Dock Rd/St. Alphonsus St., Limerick

### To Let



- To Let offices and high bay warehousing in a high profile business park
- Prominent position with significant road frontage on both the Dock Road and Alphonsus Street near the Shannon Bridge roundabout (N18)
- Zoning: The property is zoned part '1 (A,B,C) City Centre Area; and part 'Mixed Use' in the Limerick City Development Plan 2010-2016.

#### Accommodation:

- Offices 442 sqm (4,751 sqft) - TO LET
- Warehouse 1 - LET
- Warehouse 2 - LET
- Warehouse 3 1,477 sqm (15,900 sqft) - TO LET
- Lease terms negotiable



# REA

# O'CONNOR MURPHY

## Graigue, Adare, Co. Limerick

Prime Residential Lands with the benefit of Full Planning Permission



Exclusive residential development opportunity extending to circa 2.90 hectares (7.18 acres)

Full Planning Permission in place for upmarket residential scheme of 40 luxury homes and 5 serviced sites with the benefit of outline planning permission. All main services available.

Located within the picturesque village of Adare, adjacent to the successful 'The Village' development, within walking distance of the renowned five-star Adare Manor Hotel and Golf Resort.

Highly accessible location circa 15km west Limerick city with direct access from the N21.

### Sales Process:

Best Bids Format - all information uploaded to dataroom for inspection. Please contact REA O'Connor Murphy for access (unless previously sold).

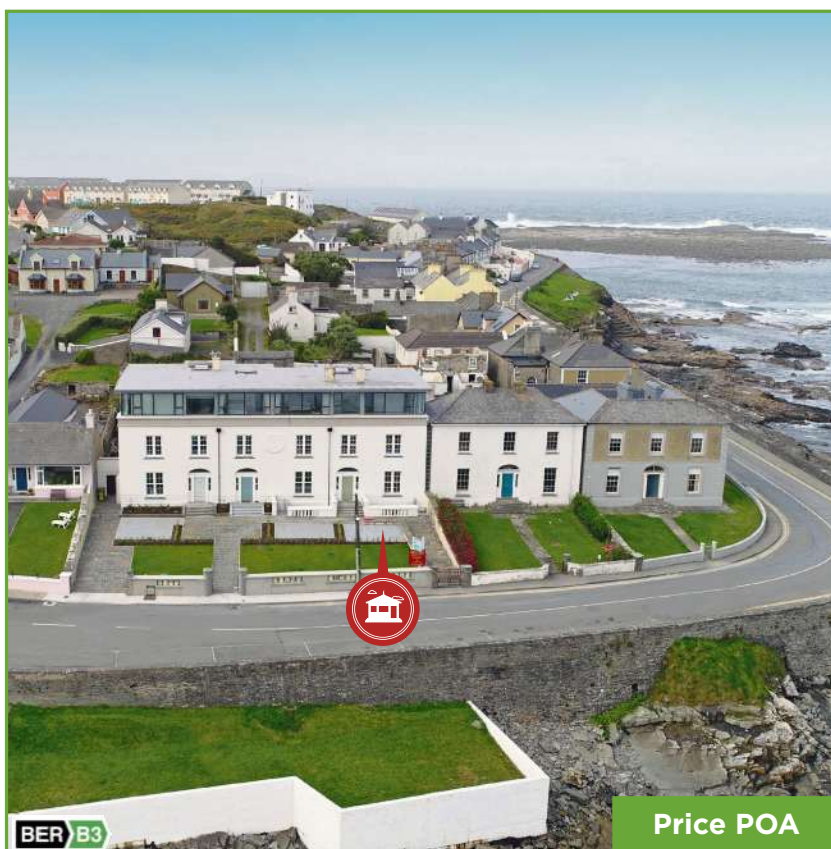
Solicitor: Fergal McNamara, Hogan Dowling McNamara, Castletroy, Limerick

Price: On Application

BER Exempt

## 3 Clár Ellagh, West End, Kilkee, Co. Clare

Stunning home set in a spectacular location



A rare opportunity to acquire a property located on a truly spectacular and remarkable coastal position overlooking Kilkee Beach, Co. Clare.

No 3 Clár Ellagh is a five bedroom three storey over basement residence constructed to an exceptional high standard, providing elegantly proportioned accommodation while maintaining many of its original features. Attractively designed, this unique property with its generous internal specification combined with the finest sea views create a superior home.

### Accommodation:

#### Basement:

Store x 2, Wine Cellar, Lobby, Fitness Room

#### Ground Floor:

Hall, Living, Dining, Kitchen, Breakfast Room, Guest Toilet

#### 1st Floor:

2 Beds, Jack & Jill Bath, Utility, Library

#### 2nd Floor:

3 Beds (double), 1 En-Suite, Walk-in Wardrobe, Bath

#### Overall Floor Area:

c. 348 sqm (3,752 sqft)





# Trades and Services Directory

To advertise here, please call Laura on  
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# HOME & INTERIORS

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Neptune's new Olivia grand sofa in sumptuous Isla Kingfisher teal velvet is just ripe for sinking into, price €3,440



Simple and modern in shape Neptune's Carter shelves in solid oak and blackened steel create a sense of cosiness

## THE SHADES OF Autumn

Blues, browns and greys dominate the latest interior collections this season

**I**NSPIRED by the cosiness and comfort of traditional libraries, this autumn/winter season sees leading design house Neptune inviting you to curl up with a good book surrounded by rich colours, treasured possessions and soft lighting.

Their new Collector's Edition is all about letting your home make its own history and exploring ways of how we can bring elements of refinement, cossetting and warmth to every aspect of our homes.

When it comes to colour and texture, the focus is on rich, dark teal this autumn, a shade which conjurs up images of rooms filled with treasured objects and the calm, intimate feel of a library, or a private club.



Curvaceous and comfortable Neptune's Matilda armchair fits easily into a living room, bedroom or even a bathroom

Teal works perfectly with Neptune's fox and chestnut shades to create a warmth

**The focus is on rich, dark teal this autumn, a shade which conjurs up images of rooms filled with treasured objects**

that's akin to a fireside.

And when it comes to relaxing by the fire Neptune's new Olivia sofa in sumptuous teal velvet has wide, plump cushions and a classic shape, just ripe for sinking into.

Another new addition just waiting for you to sink into its embrace is the Matilda armchair.

Curvaceous and comfortable but with a low profile and

neat proportions, the Matilda is designed to fit easily into a living room, bedroom or even a bathroom.

With walls and woodwork in rich teal conjuring up images of heritage panelled rooms Neptune also use the shade in a more rustic setting in their new Longton pottery collection.

Sporting a brave and bold deep-teal glaze, Longton's earthenware jugs and vases show how an age-old material can be used to create something that feels quite contemporary in style.

When it comes to treasured things bookcases and dressers are where we gather beloved objects and favourite reads.

And they can find their ideal home in Neptune's new Carter shelves.

Simple and modern in shape with a timework look in solid oak and blackened steel for added warmth, they create a sense of cosiness in a sitting room or study.

Another sleek addition to Neptune's furniture stable this autumn is the Keswick collection of occasional tables.

Inspired by the Art Deco era, Keswick coffee and console tables are a celebration of brass and glass that provide elegant ornamentation where ever they are placed.

With all that comfort and loveliness around you all you will need is a little quite time to take a breather from the outside world and be at home to enjoy it.



Inspired by the Art Deco era Neptune's Keswick console tables provide elegant ornamentation



Brave and bold with a deep-teal glaze Neptune's Longton's earthenware jugs



## Home Security

# Quality, honesty and commitment matter to Q3 Security

Q3 Security was established in 2012 by Sean Mullally who has over 30 years experience in the Security Systems Industry.

He founded Q3 with the view of becoming Ireland's market leader whilst retaining his philosophy of commitment to his customers. Furthermore, continuing technical excellence and unparalleled customer service and quality. The Q3 team is completed by fully

trained and professional system installers and IT experts.

Q3 is committed to technical and innovative development and to high standards of customer service. Q3 offers 24-hour service response through its landline and mobile communications service. In full, Q3 provide CCTV Systems, Access Control Systems, Alarm Systems, Gate and Barrier Automation, Two-way Radio's and In-

tercom Systems, all of which can work together coherently.

### CCTV SYSTEMS

Q3's CCTV surveillance systems provide excellent image clarity, powerful and easy-to-use features, and simplified access to live and stored video.

Our user-friendly systems can securely retrieve and transmit live video from any of your cameras and allows you to remotely check in on your home or business using your computer or smart phone.

Video surveillance provides a valuable insight into your operations that would otherwise be unattainable and should be an integral part of your security plan. In addition to providing a visual record of incidents at your company or property, the presence of surveillance cameras can be a powerful deterrent.

### ACCESS CONTROL SYSTEMS

Q3's access control systems are designed to control access to sites of all sizes and in all environments.

Technologies such as swipe cards, proximity tokens, PIN entry keypads and sophisticated biometric



From CCTV systems, to alarms and gates Q3 Security provide full coverage whatever your needs



devices, systems can be designed around new or existing hardware to provide an effective solution for a single site, or multiple sites.

### ALARM SYSTEMS

Q3 supply alarm systems suitable for both commercial and domestic use.

Q3's intruder alarms are designed to be an effective crime deterrent, to detect genuine incidents of forced entry, unauthorised access and personal attack, and to generate an effective response should any of these

happen.

All of Q3's Alarm Systems are installed by certified installers with calibrated equipment.

### GATE AUTOMATION

Q3 Security Systems specialise in quality gate automation systems which are suitable for all types of gates for the domestic, industrial and commercial market.

It is very important that the correct automation is chosen for the size and weight of the gates, the duty cycle and most important the

correct safety devices are incorporated.

We can advise you on the best automation system that suits your budget and requirements. With our product knowledge and expertise you can be assured that the advice you are given will be correct. Gate Automation works very effectively with our other services such as CCTV Systems, Intercom Systems and

### ACCESS CONTROL SYSTEMS.

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SEAKEL Security systems offer a comprehensive range of systems, from fire and intruder systems, CCTV/video surveillance, access control to gate automation and intercom.

SEAKEL security is here to safeguard your home and business.

There are plenty of things that you can do to make your home and business, and the possessions contained within it safe and secure.

There is no better way to secure your home/business than a SEAKEL alarm system. With the technology available, at minimum you will be able to have a system with a control panel, door and window sensors, motion sensors, glass break sensors all of which can be monitored by using your smart phone or through our 24hr monitoring centre.

SEAKEL CCTV systems

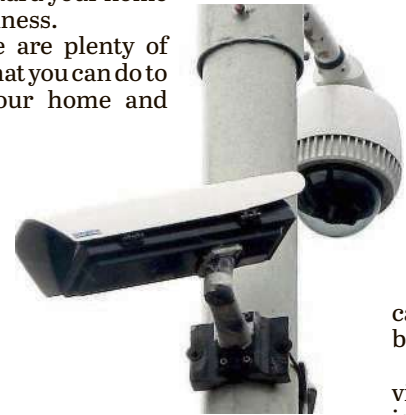
come in a wide variety of sizes, image quality, fields of view, and ranges of motion detection, security cameras all perform one basic function-they provide a video image of what is occurring within their field of view.

However consider the resolution as the resolution defines how clear the image from your camera will be.

A clearly visible image is very helpful when trying to identify faces or items in the images your camera records. Cameras show live action in real time or record everything for viewing later.

SEAKEL camera systems can be monitored and controlled from your smart phone or through our 24hr monitoring centre.

Talk to the security experts at SEAKEL Fire & Security on 061307242 or email [info@seakel.ie](mailto:info@seakel.ie)



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