

LIMERICK LEADER

PROPERTY

HOME & INTERIORS

SATURDAY, DECEMBER 2, 2017



Sitting on 1.5 acres with a six-foot wall and mature trees, Ryvoan extends all the way to the river with access to some wonderful walks. Above the spacious hallway and stylish well-equipped kitchen

Stunning waterside home in Castleconnell

THERE is guaranteed to be a lot of interest in this seven bedroom, waterside situated home in Castleconnell.

Ryvoan in Stradbally, Castleconnell, is on the market with Sherry FitzGerald and is in excellent order throughout. It sits on an elevated 1.5 acre site that sweeps right down to the river's edge.

This home is truly special and offers well-proportioned family accommodation with excellent reception rooms with large windows, a master bedroom with a terrace and a raised deck. The deck area has been added to the property to ensure maximum advantage can be taken of the beautiful surroundings and river views.

Castleconnell is a location that offers unrivalled access to many of the amenities that any buyer will need. UL and schools are within easy reach

Facts at a glance

Location: Ryvoan, Stradbally, Castleconnell
Description: Seven bed, waterside home on 1.5 acres
Price: €695,000
Seller: Sherry FitzGerald
Contact: 061-418000

and the M7 is close by offering an easy commute to Dublin. University Hospital Limerick and Shannon Airport are also accessible from Ryvoan.

Properties such as Ryvoan do not come along often and early viewing is strongly recommended.

ACCOMMODATION

On the ground floor the front hall gives you access to a guest bathroom. There is an excellent working space accessed from the entrance hall. Finished with hardwood floor with French doors leading to outside it has beautiful views overlooking the

river.

The stylish kitchen/breakfast/living room area boasts built-in stove, AGA, timber flooring and doors out to deck area with wonderful views. The Utility room/laundry/bathroom is plumbed and tiled.

There is a ground floor bedroom one which has a fully tiled en suite, timber flooring, balcony and views. Also there is a games room which can double as a second ground floor bedroom.

The family room meanwhile has stove, hardwood floor, built-in units and door



The paved front driveway offers extensive parking

to kitchen. There is also a guest bathroom.

On the first floor, the main landing area has a light well allowing natural light in. The master bedroom has an en suite bathroom and dressing room. A private terrace off this bedroom has stunning views. There is an en suite shower, wc, whb and it is fully tiled. Three further double

bedrooms at first floor level all offering spacious bright accommodation. Bedroom five is currently being used as a study.

The front of the property is very private with six foot high stone walls, stylish wrought iron gates and an abundance of mature trees. There is a large parking area, boiler house and a large

timber shed with power and lighting. The property has breath-taking views over the river and also access to some of the most beautiful riverbank walks in the region.

As well as gas fired central heating and alarm, there is mains sewerage and mains water, plus a BER B3 rating.

Contact Sherry FitzGerald for a viewing.



GVM Auctioneers

www.gvm.ie


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



A1 Bar, Dublin Road, Limerick City



Price on application

Prominently located 7 day licensed premises located on the main Dublin Road at very high profile junction.

This long established and renovated property has extensive living accommodation overhead possibly suitable for conversion to apartments (Subject to planning). Large yard and garden to the rear could facilitate expansion if required. For Sale at a realistic reserve.

Contact Tom Crosse on 087-2547717

Greene's Service Station, Galtee View, Cappamore, Co. Limerick.



Price on application

Prominently located and well established Service Station located in a busy trading location with excellent local and passing trade.

This high profile business which stands on a circa 1 st acre site has enormous potential to expand and develop. Audited figures available. Excellent space to the rear to extend. Calor Gas Agency. Inspection very highly recommended.

Full details on request contact Tom Crosse on 087-2547717 or John O'Connell on 087-6470746.

Rivers, Kilmurry, Castetroy, Limerick



€65,000

For Sale by Public Auction in our Limerick City Auction Rooms on Thursday 14th December at 12 noon (UPS).

Site zoned for residential use extending to circa 0.44 hectares (circa 1st acre) located just off the main Dublin road and in very close proximity to The Kilmurry Lodge Hotel, University of Limerick and Plassey Technological Park. Ideal for the construction of a single residence or may have some development potential (subject to planning). Inspection very highly recommended.

Maps and full details on request call Tom Crosse on 087-2547717

Corlish Upper, Pallasgreen, Co. Limerick.



BER G €95,000

Four Bedroom extended detached family residence set on an elevated 0.5 acre site conveniently located approximately 1.5 miles off the main Limerick to Tipperary Road. This property is in need of modernisation but offers enormous potential to expand. Contact on John O'Connell on 087-6470746

Kyle Road, Cappamore, Co. Limerick.



BER C3 €225,000

Exceptional four bedroom bungalow residence on circa 0.5 acre site which comes to the market in excellent condition throughout conveniently located on the outskirts of Cappamore Village. Viewing comes highly recommended. Contact John O'Connell on 087-6470746

20 Bellfield Crescent Farronshone, Limerick



BER D1 €125,000

Compact and ideally located 2 bedroom residence situated in this much sought after development located just 10 minutes walk from Limerick City Centre and all main amenities. Ideal starter home or investment property. Realistic reserve. Inspection highly recommended. Contact John O'Connell on 087-6470746

3 The Cottages, Ballyneety Golf Club, Ballyneety, Co. Limerick



BER D2 €135,000

Rare opportunity to acquire this three bedroom semi detached property located in the grounds of Ballyneety Golf Club facing the 1st Fairway with spacious living accommodation and within walking distance of Ballyneety Village and just 8 kilometres of Limerick City. Contact Declan Barry on 087-2026886

18 Crossagalla, Old Cork Road, Limerick



BER C3 €155,000

Three bedroom town house with off street parking and enclosed rear garden completely refurbished in the inside recently in popular convenient location adjacent to all amenities including public transport. Viewing highly recommended. Contact Declan Barry on 087-2026886

37 Greenview Close, Dooradoyle, Limerick



€255,000

A beautifully maintained and ideally situated bedroom semi detached residence refurbished in recent times to a very high standard and located in a quiet cul de sac overlooking a green area in as established and much sought after residential area. Inspection very highly recommended. Contact Declan Barry on 087-2026886

19 Fairgreen, Limerick



€115,000

Extended two bedroom end of terrace property located in very popular and much sought after residential street within walking distance to City Centre. All amenities are connectivity located nearby including public transport. Bathroom upstairs and downstairs. Ideal for 1st time buyers. Viewing highly recommended. Contact Declan Barry on 087-2026886

9 Grattan Street, Limerick



BER G €79,000

Two bedroom town house needing refurbishment located in a very central and mature residential area within a short walk to the city centre and adjacent to all amenities including Limerick School of Art and Design. Ideally suited to 1st time buyers or investors. Viewing highly recommended. Contact Declan Barry on 087-2026886

52 Millmount, Kilmallock, Co. Limerick



BER G €60,000

Spacious extended semi-detached residence situated in this most popular residential area. The property is in need of refurbishment. It offers spacious accommodation comprising of; hall, sitting room, kitchen, 4 bedrooms and main bathroom. Contact Richard Ryan on 087-8067772

59 Lee Estate, Limerick City



€75,000

Two bedroom mid terrace residence located in a mature popular residential development situated within walking distance of Limerick City Centre. Solid fuel central heating. Ideal for first time buyers. Contact John O'Connell on 087-6470746

Dooradoyle

Great family home on the city's outskirts

A THREE bedroom house in the much sought after area of Dooradoyle is being brought to market by REA O'Connor Murphy.

38 Clonbeg in Churchill Meadows is for sale by private treaty with a guide price of €205,000.

The perfectly positioned and exceptionally well maintained three bedroom family home is tucked away in a quiet cul-de-sac, overlooking a large green area, providing a safe play area for children and a private outlook.

No. 38 Clonbeg is situated in a highly convenient and sought after mature residential area of Dooradoyle offering an unparalleled sense of convenience and within a gentle stroll of a host of amenities.

Boasting all modern comforts any discerning purchaser or equally young buyers would require, the property is presented in turn key condition whilst retaining a warm feel which enhances the property's already wide appeal.

The accommodation briefly comprises; an inviting hallway; a living room with an attractive bay window overlooking the front and an open plan kitchen-dining area.

Upstairs there are three bedrooms, two double, one en-suite, and a single room.

The family bathroom

Facts at a glance

Location: 38 Clonbeg, Churchill Meadows, Dooradoyle
Description: Three-bed family home
Price: €205,000
Seller: REA O'Connor Murphy
Contact: 061-279000

completes the accommodation at this level.

Outside, the house boasts a tarmac driveway and a meticulously maintained enclosed rear garden.

Clonbeg is only minutes from the Crescent Shopping Centre, Raheen Industrial Estate, University Hospital Limerick and is well positioned for the city.

There are also well established primary, secondary

schools on the doorstep, while Churchill Meadows is well serviced by bus routes to and from the city and is close to the major road network.

In summary, this wonderful property is in impeccable order, tastefully presented throughout and is guaranteed to appeal to those looking for a home in walk in condition.

Contact REA O'Connor Murphy for more details.



No. 38 Clonbeg is situated in a highly convenient and sought after mature residential area



Superb six bed detached in Croom will attract interest

Rooney Auctioneers are delighted to present Lisgreen in Croom to the market.

A spacious turn key property, it boasts a large private garden and spacious accommodation throughout.

This superb property is within easy distance to all main motorways and all local amenities.

Carpets, curtains, blinds, light fittings and gas hob, electric oven and integrated fridge freezer included.

A spacious L-shaped entrance hall with bright, newly tiled floor and feature staircase welcomes you in from the new front door.

The fully fitted kitchen, tiled floor and mosaic tiled splashback with double door off to the living room and double French doors off to rear garden.

There is a fully plumbed and fitted utility room just off the kitchen dining area as well.

Facts at a glance

Location: Croom
Description: Spacious well-appointed five-bedroom home
Price: Offers over €300k
Seller: Rooneys
Contact: 061-413511

The living room is large spacious and bright with large windows and a feature brick fireplace that has a solid fuel stove fitted.

Double doors off to kitchen/diner.

There are three bedrooms down stairs each of which have solid wood flooring.

The second bedroom also boasts and ensuite with wc, whb and shower, which is also fully tiled.



Lisgreen in Croom is on the market for offers over €300,000. It boasts six-bedrooms and is in turnkey condition



Upstairs, bedroom number 4 has solid wood floors, built-in wardrobes and Ensuite with claw legged bath in centre of room, wc

whb. Bedroom number 5 is a double room with solid wood flooring.

DIRECTIONS

Travel from Limerick out

to Croom via the N21 Cork Road. Take the left hand turn off for Croom. At the roundabout take the 3rd exit to the right.

Travel up a short distance and turn right just after the graveyard. The property is located a short distance up on the right hand side.

Commercial

Right in the heart of Clare tourism

Located in Ennis town centre, Clare Lodge is a modern four-storey building over a basement.

Extending to 953 sq.m. it has over 100 bed spaces in 18 bedrooms or dormitories, all en-suite.

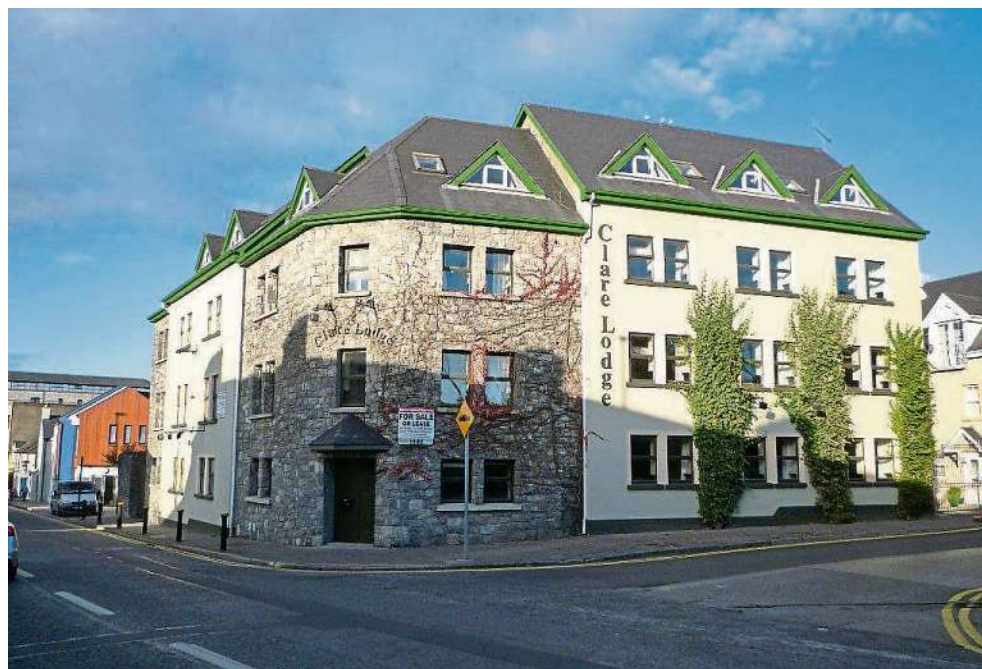
Built in the mid-1990s with an attractive stone façade, it is in excellent condition and is easily managed.

The property has recently come to the market for sale and represents an excellent commercial opportunity.

Clare Lodge is located on a prime corner site on the National Primary Road N18 as it winds its way through town.

It is close to some of Ennis' best known bars and restaurants at the edge of the town's medieval centre.

Ennis is the county town of County Clare with a population of 25,000 strategically located between Shannon Airport and Galway and Limerick cities, 30 km from the Atlantic Ocean and an ideal base from which to explore the many wonderful attractions that County Clare has to offer, including the world



Facts at a glance

Location: Ennis
Description: Four-storey hostel/B&B/apartments
Price: €575,000
Seller: Helen Gallery Auctioneers
Contact: 065-6829481

Left: Clare Lodge can accommodate up to 100 beds in 18 rooms/dormitories

renowned Burren, the Ailwee Caves and Cliffs of Moher.

Ennis is 42 km from Doolin, famous for its traditional Irish music, and gateway to the Aran Islands from Doolin Pier, home of Dusty the dolphin.

A bustling town and a

tourist destination in its own right, Ennis has been home to the annual Fleadh Ceol traditional Irish music festival for the past two years and other festivals including the Book Festival and Ennis Street Festival also bring great life to the town. As the nearest town

west of Shannon Airport, it is a popular stop-off point for many travellers heading to and from the airport. In addition to excellent motorway access, Ennis has a regular train service to Limerick and Galway cities and a superb new bus service to

Dublin City Centre and Dublin Airport with up to 17 services each way, each day. Asking Price €575,000.

Further details are available from Helen Gallery Auctioneers and Valuers on 086 250 4671. or 065 682 9481.

Average prices at REA auction hit 34% above reserves

SOME 156 people registered for the REA O'Connor Murphy Munster and Connacht Auction held at the Limerick Strand Hotel recently.

The November 23 auction offered a selection of residential properties and land throughout Munster and Connacht.

Average prices exceeded 34% above the minimum Reserves with multiple bidders on each of the properties indicating strong demand in both regions.

The next REA O'Connor Murphy auction takes place on December 14 at the Strand Hotel and will include a mix of 47 residential and commercial properties and land.

For further information please visit www.reaconormurphy.ie or contact the auctioneer on 061-279300.

6 READY TO GO FULLY SERVICED SITES FOR SALE



PARK VIEW, CREGGAUN NA HILLA, CLARECASTLE, CO. CLARE



- 6 fully serviced sites with full planning permission for detached homes with garage.
- Ideal location in the heart of the village of Clarecastle within walking distance of all amenities.
- Within minutes drive of the M17 & M18 with easy access to Limerick, Shannon and Galway.

- Choice of two house types with Planning Permission of approximately 219sq.m. (2,356 Sq. ft.) and 198sq.m (2,134 sq. ft.)
- Sites backing onto Clarecastle GAA grounds.
- Large open green area to the front.
- Roadways, paths and lighting and all services in place.
- All contributions paid including Bond, Lighting, ESB. and Clare Co. Council Fees.



PSRA0002433



Contact Details: Helen Gallery Auctioneers and Valuers | 086 250 4671 & 065 682 9481 | email: info@helengallery.ie



City centre Bar/Lounge with residential accommodation for sale. Well-known city centre pub – substantial well maintained Pub/Lounge on the ground floor with ladies & gents toilets, small kitchen & smoking area. There is also an Off-Licence attached to the Pub with its own separate door. 1st floor has two one bedroom apartments. Further details, appointment to view, contact Gordon Kearney, BER No. – 800583643

THE PADDOCKS, KNOCKANES

“The Paddocks” is an outstanding family home of c332.78m² - 3,582 sq.ft standing on 4.5 acres of magnificent landscaped gardens in the sought after area of Adare. Decorated to an exceptionally high standard & comprising in brief: hall, 2 reception rooms, dining room, snooker/games room, kitchen/dining, utility, sun room, office/study, 5 bedrooms, 2 en suites, 2 bathrooms. Features include: electric gate access to winding driveway, water fountains, ponds, tennis court, running track, golfing practice green, 4 stables. BER NO. 110322195.

BER C1



82 GOULDAVOHER,

Spacious & extended 3 bedroom home of approx. 119 m2 / 1,284 ft2 located within walking distance to Crescent Shopping Centre etc. Hall, front reception room, living room, dining room, galley kitchen, downstairs wc, 3 bedrooms upstairs and main bathroom. Oil Fired Central Heating. Central vacuum system. Double glazed windows. In good decorative order. BER No. 110339496.

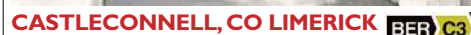
Briain Considine 085 2894166.



39 COIS LUACHRA

4 bedroom terraced property of approx. 101 sq.m. (1,091 sq.ft.) located within walking distance to Crescent Shopping Centre, Crescent Comp. Secondary School etc. Hall with guest wc, kitchen/diner, living room, 4 bedrooms, en suite, main bathroom. Enclosed garden to rear: GFCH. Well maintained property. BER No. 107342230.

Briain Considine 085 2894166



13 CASTLEROCK WOODS.

Fantastic turn key 3 bedroom home located close to all local amenities & all main motorways. Hall with guest wc, spacious, bright reception room, kitchen-dining room, utility room, 3 bedrooms, ensuite & main bathroom (which has recently been finished to a very high standard). Beautiful and private rear garden area and overlooking a large green to the front. GFCH. BER No.105084859.

Lisa Kearney 087 2633422



15 SUAN NA MARA.

Substantial 4 bed detached turn key property within strolling distance to the village of Carrigaholt. Private estate of detached only houses. Approx. 130.sq.m. (1,399.19 sq.ft.). Hall, open plan kit/liv/diningroom. 4 double bedrooms, ensuite & 2 main bathrooms. Electric storage heating. Private gardens. Detached garage to rear. BER No: 110385838

Lisa Kearney 087 2633422



APT 12 SPRING RICE HOUSE.

Fantastic opportunity to purchase this two bedroom apartment. Located adjacent to the Peoples Park & within walking distance to all city amenities, this apartment is all about Location, Location, Location. Comprising of Living room/ Kitchen, Two bedrooms, Main bathroom. Electric heating. The apartment block has lift access.

Peter Kearney 087 6488792



APT 3C WELLESLEY COURT.

2 bed apartment on 1st floor with gated car parking. Situated in a prime established development & just a 5 minute walk from the city centre and with beautiful river walks adjacent to the Strand Hotel, Regional Maternity. Living room with views of the River Shannon, Fully fitted kitchen, 2 bedrooms with b.i.w. and bathroom.

Peter Kearney 087 6488792



APT. 15 OLD MOORES, WEST END

Fantastic turn key 2 bedroom apartment on 1st floor - a short stroll to all local amenities and to the beach. Hall with storage off, spacious bright open plan kitchen/ dining/ livingroom, 2 double bedrooms & main bathroom. Rear patio area. C. 53m2 / 570 sq.ft. BER No. 110366259.

Lisa Kearney 087 2633422

**FOR UPDATES
ON ALL THINGS
PROPERTY IN
MUNSTER**



First step on the ladder

Perfect starter home for any buyer

GVM auctioneers have brought to market 18 Crossagalla, Old Cork Road, which is a lovely three bedroom town house just minutes outside Limerick city.

The home boasts a double gated entrance with off street parking and an enclosed rear garden, while it was completely refurbished inside recently.

The three-bedroom home has one bathroom, a wonderful entrance hallway with porcelain tiled flooring, sitting room with wooden flooring and fireplace and a large kitchen/dining room

Facts at a glance

Location: 18 Crossagalla, Old Cork Road
Description: Three-bedroom newly refurbished home
Price: €155,000
Seller: GVM Auctioneers
Contact: 061 413522

with new fitted cupboards.

Crossagalla is in a popular and convenient location and is adjacent to all amenities including public transport.

Viewing is highly recommended with estate agent Contact John O'Connell on 087 6470746.

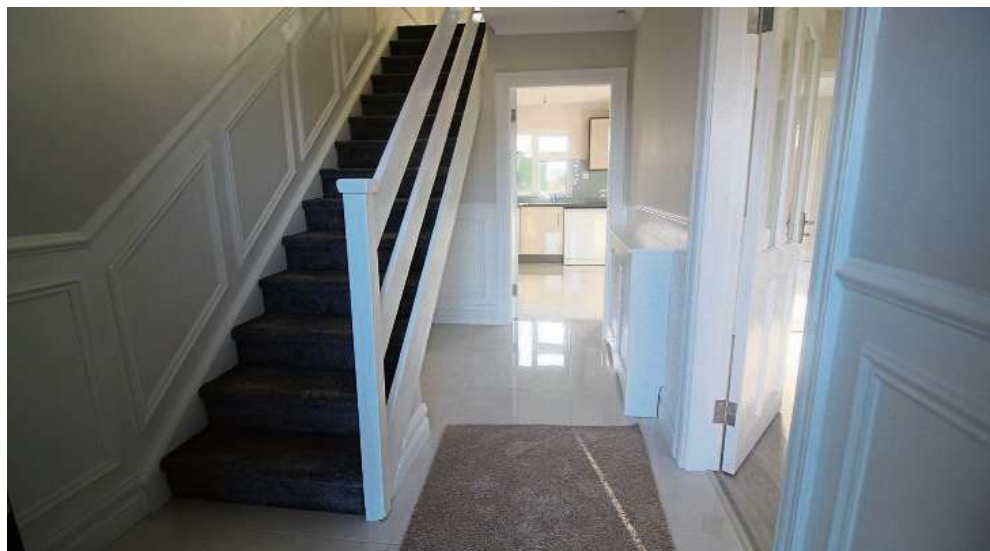
LOCATION/DIRECTION

Drive out the Old Cork Road passing the traffic lights and take first left, keep right into cul de sac.

Number 18 Crossagalla is located on the right hand side with the GVM sign thereon in front.



Great care has been taken to refurbish 18 Crossagalla from floor to ceiling



North Circular Road apartment offers a slice of luxury

REA O'Connor Murphy have introduced to market this spacious ground floor apartment just off the North Circular Road at Barrington Court.

Barrington Court is a luxurious development nestled within a landscaped site with many mature oak trees and lawns.

Ample parking is provided within this secure electronic gated development. The development is managed extremely well and is maintained to a high standard.

Internally, No 1 is in good decorative condition with many features that make this property an ideal home or investment.

A truly aesthetically pleasing exterior gives a magnificent first impression, while the light filled property would make the ideal home for those looking for a beautiful residence.

Facts at a glance

Location: 1 Barrington Court, North Circular Road
Description: Two-bedroom apartment
Price: €240,000
Seller: REA O'Connor Murphy
Contact: 061 279300

The apartment at Barrington Court offers an abundance of living accommodation which is well laid out and effectively used.

Extending to approximately 91 sq m / 979 sq ft and includes an entrance hall leading to a kitchen, living and dining area, two double bedrooms, master ensuite and main bathroom.

Ideally situated in this distinctive development over-



Barrington Court is a luxurious development with a gate entrance. The two bedroom apartment is for sale with REA O'Connor Murphy



looking meticulously maintained gardens, this is the perfect opportunity to obtain a prestigious property in a central, peaceful and secure development that benefits

from a wide variety of amenities on its doorstep.

FEATURES

• Well maintained gated development

• Allocated parking spaces for all apartments
 • Close to all essential amenities
 • PVC double glazed windows throughout

• Gas central heating
 • Enviously quiet location yet just a short walk from all amenities
 • Video Intercom System for main gate

REA

O'CONNOR MURPHY

Newcastle, Golf Links Rd, Castletroy

6 bedroom home beside the Golf Links Road in Castletroy. Close to The University of Limerick, The National Technology Park, Retail Parks, college and primary schools. Accommodation: Ent hall; Living room; Study/Family room; Kitchen/breakfast room; Dining room; Sunroom; 4 bedrooms (1 ensuite); bathroom; Annexe with 2 further bedrooms; shower room & kitchenette; detached garage. Overall Floor Area: (Approx. 2,562 sq.ft)

AMV €320,000**5 Alandale Orchard, SCR, Limerick**

Spacious, bright mid terrace townhouse. Superbly located in close proximity to Mary Immaculate College, Greenpark Shopping Centre, Punches Bar & Green Yard Cafe. Investment or young professional a low maintenance property. Accom: Study, Kitchen, Sitting/Dining area, WC, 3 beds (Master with En-suite), Bath.

Overall Floor Area: (Approx. 1,356 sq.ft)

AMV €220,000**33 Elm Road, Annacotty, Co. Limerick**

Four bedroom, three storey townhouse, located in Annacotty. Adjacent to Castletroy Shopping Centre, University of Limerick, schools, supermarkets, bars and restaurants and a well serviced bus route to the City. The Motorway System is also easily accessed. Accom: Hall, Living Room, Kitchen/Dining, Utility, 4 beds (2 with En-suite), Bath.

Overall Floor Area: (Approx. 1,066 sq.ft)

AMV €185,000**38 Clonbeg, Dooradoyle, Limerick**

Well maintained 3 bedroom family home. Quiet cul-de-sac, overlooking a large green area. In turn key condition whilst retaining a warm feeling which enhances the property's already wide appeal.

Accom: Living, Kitchen/Dining, 3 bedrooms (Master En-suite), Main Bathroom.

Overall Floor Area: (Approx. 965 sq.ft)

AMV €205,000**72 Dromroe Ave., Castletroy, Limerick**

Impressive three bedroom home, great living space, sunny garden. In turn key condition on a corner site. Beside Castletroy Shopping Centre, College, National School, Playground, Park, University of Limerick and much more. locations. Accom: Living, Kitchen/Dining, Guest WC, 3 bedrooms (Master En-suite), Main Bathroom.

Overall Floor Area: (Approx. 1,001 sq.ft)

AMV €215,000**1 Barrington Court, Nth Circular Rd, Limerick**

Nestled within a landscaped site with many mature oak trees and lawns. Ample parking secure electronic gate, extremely well managed and maintained to a high standard. This light filled property would make the ideal home. Accom: Living/Kitchen/Dining, 2 bedrooms (Master En-suite), Main Bathroom.

Overall Floor Area (Approx. 1,000 sq.ft)

AMV €240,000**Church View, Adare, Co. Limerick**

As featured on RTE's Nationwide. Church View is one of 11 thatched cottages sitting in a row on the main street and originally built in 1826. Adare is home to the recently refurbished prestigious 5-star resort of Adare Manor & Golf Resort, Dunraven Arms Hotel, Adare Heritage Centre & Park, many craft shops & all essential amenities.

AMV €180,000**Sth. Winds, Newross, Co. Tipperary**

Charming 4-bedroom detached house - rural living with Limerick City just a twenty-minute drive away. Upsize and enjoy country living yet have easy access to all essential amenities. Accom: Entrance Hall, Family Room, Living Room, Kitchen, Dining, Utility, 2 Guest WC, 4 Bedrooms (Master En-suite), Main Bathroom. Overall Floor Area: (Approx. 1,830 sq.ft)

AMV €270,000**18 Curraheen, Raheen, Limerick**

Terrace house in a quiet enclave tucked away off St. Nessan's Road. Located within a private, gated, mature small development very near Raheen Roundabout. Spacious and bright and overlooking a courtyard with a south westerly facing rear patio. Accom: Living Room, Kitchen/Breakfast Room, Guest WC, 2 bedrooms (both En-suite). Overall Floor Area: (Approx. 969 sq.ft)

sq.ft)

AMV €150,000**310 Mount Kennett, Dock Rd, Limerick**

City centre apartment. Adjacent to the River Shannon in a secure development. In the city centre - local shops, bars and restaurants An ideal investment looking for a low maintenance city centre property with strong rental potential. Accom: Entrance Hall, Open Plan Living / Kitchen, 2 bedrooms (Master En-suite), Main Bathroom.

Overall Floor Area: (Approx. 614 sq.ft)

AMV €65,000**53 Riverfront, Annacotty, Co. Limerick**

1 bedroom ground floor apartment, own door entrance and views over the Mulcair River. Annacotty village is a minute walk, with a good selection of shops, bars and restaurants and easy access to the road networks beyond. Accom: Entrance Hall, Living/Kitchen/Dining, 1 Dbl Bedroom, Main Bathroom. Overall Floor Area: (Approx 520 sq. ft)

AMV €125,000**53 Knocklyon, Clonmacken, Limerick**

A bright and spacious apartment, family friendly neighbourhood and surrounded by Jetland Shopping Centre, cafes, sports clubs and schools. The City centre is within minutes with easy access to the N18/M7. Accom: Entrance Hall, Open Plan Living/Dining/Kitchen, 2 Dbl Bedrooms (Master Ensuite), Main Bathroom. Overall Floor Area: (Approx 805 sq. ft)

AMV €150,000

THINKING OF RELOCATING IN 2018?

**CUSHMAN &
WAKEFIELD**
COMMERCIAL PARTNER OF SHERRY FITZGERALD

TO LET



HIBERNIAN HOUSE, HENRY STREET LIMERICK

Prominent Georgian building comprises flexible office suites from 93 sq m – 292 sq m (1,000 – 3,143 sq ft) approx.

TO LET



5 SHANNON STREET, LIMERICK

City centre office comprising open plan & cellular office space over 2 floors. GF 166.36 sq m (1,79.75 sq ft). FF 183.88 sq m (1,979 sq ft).

TO LET



GARDENER HOUSE, CHARLOTTE QUAY LIMERICK

Fully fitted modern office accommodation comprising 2 suites with a total floor area of 475 sq m (5,112.9 sq ft) approx.

TO LET



1ST FLOOR RIVERPOINT, LIMERICK

First floor office suite extending 307 sq m (3,308 sq ft) approx. in this prominent building situated in Limerick city centre.

TO LET



RIVERFRONT OFFICE SUITE, LIMERICK

Fully fitted first floor office suite extending to 73 sq m (786 sq ft) approx. with extensive river views. Recently fully refurbished.

TO LET



GROUND FLOOR OFFICE, DROMORE HSE, SHANNON, CO. CLARE

Prime office accommodation in Shannon extending to 814 sq m (8,762 sq ft) approx. Fully fitted ready for immediate occupation.

CONTACT ONE OF OUR TEAM TODAY

6 SHANNON STREET, LIMERICK

T: 061 418 111

6 SHANNON STREET, LIMERICK

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

Sherry FitzGerald

KPMG

Irish Independent

PROPERTY INDUSTRY
EXCELLENCE AWARDS

Residential Agency of the Year

WINNER 2015 & 2016

PARTEEN FAIRYFIELD €349,000



'No. 46' is an attractive detached family home located in a sought after and mature development. Entrance hall, guest w.c., living/dining, kitchen/breakfast room, study, family room, 4 beds, ensuite & main bath. BER No. 110366325.

CALL ORLA SHEEHAN ON 061-418000

BER C3

ARDNACRUSHA KEELGROVE €295,000



'No. 28' Keelgrove is an excellent detached family home in pristine condition and with well-proportioned accommodation. A bright, open-plan layout provides abundant space inside and out. Entrance hall, living, dining, sunroom, kitchen/breakfast, family/playroom, utility, 4 beds, ensuite & main bath. 161 sq m / 1,733 sq ft approx. BER No. 103276952.

CALL BRENDA MULCAHY ON 061-418000

BER C2

CASTLECONNELL ST. FLANNANS TERRACE €189,000



'No 1' St. Flannans Terrace is a beautiful detached bungalow set on a superb corner site. Entrance hall, kitchen/living, main bath, 3 beds. 61.6 sq m / 663 sq ft approx. BER No. 108135682.

CALL BRENDA MULCAHY ON 061-418000

BER D2

LISNAGRY KNOCKBRACK WEST €199,000



'No 1' is a beautiful 3 bed bungalow on a private approx. 0.5 acre site. Living room with mezzanine, family room, conservatory, utility, 3 beds, main bath & ensuite. 130 sq m / 1,399 sq ft approx. BER No. 102168002.

CALL BRENDA MULCAHY ON 061-418000

BER E1

CASTLECONNELL CASTLE STREET €259,000



Charming detached cottage renovated to provide well-appointed, traditional living space in the heart of this picturesque village. Entrance hall, living, kitchen, family/ground floor bedroom, 2 beds (first floor), main bath. 109 sq m / 1,173 sq ft approx. BER No. 110264801.

CALL FRANK LYDDY ON 061-418000

BER D2

ARDNACRUSHA CASTLEBANK €155,000



4 bed detached bungalow situated in the long-established Lakyle Heights offering an ideal starter home in secure family setting. Entrance hall, living room, 4 beds, kitchen, main bath, utility. 94 sq m / 1,012 sq ft approx. BER No. 110390325.

CALL BRENDA MULCAHY ON 061-418000

BER F

RHEBOGUE RHEBOGUE MEADOWS €195,000



'No. 21' is a most attractive 3 bed semi-detached home conveniently located in Rhebogue. Entrance hall, w.c., living, kitchen/dining, utility, 4th bedroom/family room, 3 beds & main bath. 116 sq m / 1,249 sq ft approx. BER No. 110379179.

CALL ORLA SHEEHAN ON 061-418000

BER D1

DOORADOYLE OAKLEIGH WOOD €195,000



'No. 87' is an excellent 3 bed duplex, offering highly generous living accommodation in a superb suburban location. Entrance hall, utility, living, kitchen/dining, 3 beds, main bath. 120 sq m / 1,292 sq ft approx. BER No. 110384617.

CALL AILBHE O'MALLEY ON 061-418000

BER C1

NORTH CIRCULAR ROAD WESTFIELD COURT €205,000



Robins Oak, No. 3 Westfield Court is a bright and airy 3 storey townhouse located on Limerick's most prestigious North Circular Road. Kitchen, open plan living/dining, 3 beds, ensuite & main bath. 90 sq m / 969 sq ft approx. BER No. 110366705.

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BER D1

MAYORSTONE COOLRAINE ESTATE €235,000



'No. 31' is a two storey 3 bed semi-detached home offering wonderful potential to extend and renovate to your own taste. Entrance hall, living, dining/kitchen, guest w.c., 3 beds, main bath. 112 sq m / 1,206 sq ft approx. BER No. 104159850.

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BER E2

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Director
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Family home in Parteen

Village life on offer with city close at hand

SHERRY FitzGerald is delighted to bring to the market No 46 Fairyfield, Parteen, an attractive detached family home located in a sought after and mature development in the picturesque village.

There are excellent amenities close at hand including a primary school, shops, sports facilities and it is also within easy commuting distance of Limerick city.

The property enjoys a beautiful west facing garden that has been extremely well maintained by the current owners.

No 46 is a very well maintained family home with excellent accommodation which is presented in good order and offers both spacious and well-appointed reception rooms and generous bedroom accommodation.

Undoubtedly the main feature of this wonderful home is the private west facing back garden which is mature and stocked with a delightful array of shrubs, plants and trees.

Viewing is highly recommended to appreciate all this special and unique home has to offer.

ACCOMMODATION

The entrance hallway has a guest bathroom and leads on to the living/dining room. This open plan room with open fireplace and picture windows overlooks both the front and back gardens.

Facts at a glance

Location: Parteen

Description: Four-bed detached family home

Price: €349,000

Seller: Sherry FitzGerald

Contact: 061-418000

The kitchen/breakfast room is well fitted with a range of wall and floor units and has very large pantry/utility off.

There is also a study off the kitchen with a door to the back garden.

No 46, has a bright, airy family room with wooden floor, open fireplace and window overlooking the front garden.

Upstairs there are four bedrooms, the main one of which has excellent built in storage and a large modern ensuite shower room that is

beautifully tiled.

Three further spacious bedrooms all have built-in wardrobes while the main bathroom is a very good size.

The front garden has off street parking and side entrance to a glorious rear garden which is well stocked with mature flowering shrubs, trees, plants and shed.

The house has an alarm and OFCH, while insulation has been pumped into the walls which allied to the, double glazed windows will help keep heating bills down.



No. 46 Fairyfield Parteen is a large and elegant family home with well-maintained mature gardens



Terraced home in excellent location

Rooney Auctioneers present to the market this deceptively spacious and extended three bedroom home which is conveniently located off the Fr Russell Road.

It is within walking distance to an abundance of amenities including schools, shops, restaurants, University Hospital Limerick and the Crescent Shopping Centre.

The property comprises an entrance hallway, front reception room, living room, dining room, galley kitchen, downstairs bathroom, three bedrooms upstairs and main bathroom.

The house is in good decorative order and has double glazed PVC windows throughout.

Outside the rear garden is enclosed and has a detached prefabricated studio-shed.

There is rear access to the house via a secure back lane way.



Deceptively spacious terraced house in a popular residential area

Facts at a glance

Location: No. 82 Gouldavoher

Description: Three-bed terraced home

Price: €185,000

Seller: Rooneys

Contact: 061-413511

To the front there is a driveway with parking for 2 cars.

The house overlooks a green area and is situated in a well established and popular neighbourhood.

It would make an ideal family home or investment, viewing is recommended.

Good opportunity for first time buyer

GVM presents a two bedroom mid-terrace residence located in a mature and popular residential development situated within walking distance of the city centre.

ACCOMMODATION

The entrance porch has a tiled floor leading to the entrance hall which is also tiled.

The sitting room measures 3.2m X 4.1m and has an open fireplace, TV point and built-in units.

The kitchen/dining area measures 5.1m X 2.7m and is fully fitted, with a tiled floor.

In the bathroom there is a Triton T90Si electric shower fitted.

The first bedroom is a double room with laminated floor.

The second larger bedroom is also a double, with laminate floor and has telephone and TV points.



No. 59 Lee estate is a short walk to the city centre

Facts at a glance

Location: No. 59 Lee Estate

Description: Two-bed mid terrace

Price: €75,000

Seller: GVM

Contact: 061-413522

Central heating is by way of solid fuel in this home which is located just walking distance from the city centre. Ideal for first time buyers, the house also has a shed to the rear and landscaped gardens.

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202 MARKET COURT APARTMENT, BLOCK C, CITY CENTRE, LIMERICK CITY

- Market Court comprises a high quality infill development, of a 5 storey block together with multi-storey car park to the rear.
- Apartment is accessed by a lift.
- Electric storage heating. Market Court, is strategically located, on the junction of Cornmarket Row and High Street, approximately 100 metres north of Williams Street and opposite the Milk Market.
- This is an exceptional location and is within walking distance of all of Limerick City Centres amenities.

**BER D1****AMV: €70,000**

WORKSHOP AND LANDS, KILRUSH, CO CLARE

- Workshop and Derelict House on 17 acres located in the rural area of Moanmore.
- Folio CE23353

**BER E1****AMV: €80,000**

Wild Atlantic Way sale offers up some outstanding value

O'DONNELLAN & Joyce auctioneers are back with their final auction as part of the Wild Atlantic Way series.

With strong sales results from their November auction, O'Donnellan & Joyce have launched their 'Wild Atlantic Way' Christmas Property Auction, the final auction of this year on Thursday, December 14 in the Harbour Hotel, New Dock Road, Galway.

O'Donnellan & Joyce, which is the largest live auction house in Ireland, will have over 40 properties going under the hammer in the December 14 auction.

The properties for sale in this auction will include all the counties on the Wild Atlantic Way from Galway, Mayo, Roscommon, Leitrim, Clare, Offaly, Cork, Sligo, Longford and Louth.

A property of great interest is 202 Market Court Apartment, Block C, City Centre (Limerick), Limerick City. Market Court comprises a high quality infill development, of a five storey block together with multi-storey car park to the rear. Apartment is accessed by a lift. Electric storage heating included. Market Court, is strategically located on the junction of Cornmarket Row and High Street, approximately 100



Number 202 Market Court enjoys an exceptional location in Limerick City Centre, next to the Milk Market and close to all amenities

metres north of Williams Street and opposite the Milk Market. This is an exceptional location and is within walking distance of all city centre amenities. The Advised Minimum Value is €70,000 and it will go to auction on

December 14.

For further information, contact Mary Fahy at O'Donnellan & Joyce Auctioneers, 5 Mary Street, Galway on 091 564 212, www.odonnjoyce.com or email info@odj.ie.

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HOME & INTERIORS

MAKE THE MOST OF YOUR HOME WITH ADVICE FROM ALL THE EXPERTS

High time to deck the halls for Christmas

NOT only is it the season to be jolly, it's also time to start thinking about decking the halls with festive decorations.

Realising that the festive season is a busy one, leading design house Neptune have some ideas that help make creating warm, welcoming and imaginative Christmas decor almost effortlessly easy.

It is always important to think of your hallway as a room and never more so than at Christmas as it is the place where you first greet family and guests.

Staircases call out to be adorned with all things festive so consider weaving greenery through banisters and spindles, adding some red berries for colour and maybe just a tiniest amount of fairy lights for sparkle.

The Christmas tree can be a bit of a conundrum for many homes.

PRACTICAL OPTION

Artificial fir trees can feel like you're cheating somehow, but they may be a more practical option. Even as huge fans of all things natural, Neptune realise that practicality is key to keeping busy homes happy and, fortunately, their Albert Christmas tree looks just like a Douglas fir but its bushy branches never drop and its needles won't scratch or irritate.

Next, think lighting, as this can be a simple way to achieve magic.

How about weaving a strand of fairy lights through a cluster of snowy fir cones, or perhaps placing their blinking bulbs through the top layer of logs in a log basket.

Creating soft and evocative Christmas lighting can be an art



form in itself. Fortunately to make things easier Neptune have created fairy lights that can be battery-powered and joined together to make one super long string.

Then there is the romance of candlelight, think about having a fun array of tea light holders, candlesticks and hurricane lanterns so your festive lighting is an exciting, eclectic mix.

For those that like their fest-

ivities with a Nordic feel, Neptune have created an array of very pretty and life-like wreaths. And with a nod to our Scandinavian cousins, these wreaths will not only be perfectly happy on the front door, they also look very good behind closed doors too. So, start making those plans to deck your halls.

Neptune products are stocked locally at Browsers on Upper William Street in the city.



Creating magical Christmas lighting with Neptune Oralie gold bud wreath, and Erith tea light holders in three sizes



Clockwise from above left: Neptune's beautiful Albert Christmas tree looks just like a Douglas fir but its bushy branches never drop and its needles don't scratch. Available in three sizes

Understated magic, glazed, felted and ceramic festive decorations

An array of pretty and very life like festive wreaths from Neptune



HOME & INTERIORS

MAKE THE MOST OF YOUR HOME WITH ADVICE FROM ALL THE EXPERTS

The best of Irish home and interior design on show in RDS

CUTTING-edge home and interior designs from Irish craft producers will feature strongly at Gifted Contemporary Craft and Design Fair in the RDS from December 5-10.

Gifted celebrates the best over 600 Irish designers and makers from fashion to jewellery and beyond.

Record-breaking crowds of over 45,000 are expected to generate more than €1m per day in sales at this year's largest-ever six-day fair.

Formerly known as the National Crafts and Design Fair, Gifted includes top cut-

ting-edge designers and makers in Irish fashion, ceramics and glass, jewellery, art and photography, children's gifts and presents inspired by nature.

Among them is furniture maker Alan Meredith whose striking pieces straddle the boundaries between contemporary craft, sculpture and architecture.

Winner of the Design Council of Ireland's Future Maker of the Year 2017 award, Alan's meticulously crafted chairs, tables and occasional furniture could be described as functional sculpture.

His striking Irish oak arm chair priced at €1,200 would make a dramatic addition to any home.

Inspired by the ancient Celtic goddess of earth and creativity, Danu Ceramics also aims to provide us with beautiful alternatives to mass produced items.

And with their gorgeous handmade porcelain bowls, glazed in deep teal with 22karat gold lustre and priced between €15 and €60, Danu definitely succeed.

Furniture makers Sam agus Nessa are on a mission to create quirky but practical

products for the home.

The duo's Grizzly Bear and Polar Bear clocks, handmade from sustainable Irish timber and priced €50, are specially designed to make people smile.

Gifted is a celebration of the best Irish designers and makers – people who are truly gifted. The event includes a Spectacular Christmas Food Emporium featuring over 120 artisan food producers, tempting visitors with the best of the season's fare.

In addition, there will be 10% off everything at the Fair on the opening day.



Handmade porcelain bowls glazed in teal by Danu Ceramics

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