

LIMERICK LEADER

PROPERTY

HOME & INTERIORS

TUESDAY, FEBRUARY 6, 2018



Rooney Auctioneers are expecting plenty of interest in this magnificent three bedroom, semi-detached home at 4 Heather Grove, in the popular Glencairn area of Dooradoyle

Heather Grove: A perfect fit for modern life

A FANTASTIC three bedroom home in the popular Glencairn area of Dooradoyle is expected to attract considerable interest after coming to the market with Rooney Auctioneers.

Ideal as a family or starter home or as an investment property, 4 Heather Grove is situated in an established estate close to the Crescent Shopping Centre and Raheen Business Park as well as schools, shops, restaurants, pubs and all main motorways.

The turn key, three bedroom, semi-detached house is in excellent condition, is spacious and private and is located within walking distance of all local amenities.

It boasts a beautiful and private south facing patio and garden area in Glencairn, a newly fitted front door and a C3 BER Rating.

Features include: gas fired

Facts at a glance

Location: 4 Heather Grove, Glencairn, Dooradoyle
Description: Three-bedroom, semi-detached house
Price: €255,000
Seller: Rooney Auctioneers
Contact: 061 413511

central heating, double glazed PVC windows, a fitted alarm and an enclosed back garden with shed with electrics, a driveway to the front with parking for two cars.

Blinds, light fittings, carpets, oven, hob and Expelair are all included in the price.

The entrance hallway features a newly fitted front door and guest bathroom, tiled floor, carpeted stairs and landing while there are two spacious reception rooms, a kitchen-dining room and utility room.

The first reception room

has a wood floor, bay window and inset gas stove, while the second has a wood floor and built in units and worktop.

The fully fitted kitchen has a tiled floor and splash-back oven, hob and extractor included. Patio doors off the bright dining room lead out to the patio and lawn area.

The utility room has fitted units with ample storage and sink that is plumbed, with a back door off it.

There are three bedrooms with one en-suite and one main bathroom.

The first is a large, bright



Cosy and warm: The living room at Heather Grove and right, the garden area is perfect for barbecues



front bedroom with bay window and carpeted, plus built in wardrobe and en-suite. The en-suite is tiled with a shower enclosure and electric shower.

The second bedroom is a large bright room, carpeted and built in wardrobes, and the third bedroom is a bright room with wood floor.

The main bathroom is fully tiled with bath.

Heather Grove has a beautiful south facing back garden with patio area, lawn area and play area.

Viewing is highly recommended.

To view, travel to Dooradoyle via the R526 Ballinacurra Road. Turn left at

Raheen Church. Travel down this road and on passing the shops take the second left turn into Glencairn.

Continue down this road and the house is located on the right hand side with the for sale sign.

For more, contact Lisa Kearney at Rooney's on 061-413511.



GVM Auctioneers

www.gvm.ie



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



Derrybeg, Ballyclough, Limerick



€90,000

**For Sale by Public Auction on
Thursday 15th February @ 3pm
in our GVM Auction Rooms, 25/26
Glentworth Street, Limerick.**

Prime and ideally located field extending to circa 2 st acres situated in this much sought after location immediately adjacent to Limerick Golf Club and just 5 minutes drive from The Crescent Shopping Centre, University Hospital, Raheen Business Park and all main amenities. This land is also just located within 2 minutes drive to the nearby Motorway. Ideal investment opportunity. For sale as is and not subject to planning permission.

Contact Tom Crosse on 087-2547717

23 Milltown Manor, Monaleen, Castletroy, Limerick



BER D2

€450,000

**GVM Auctioneers are delighted
to introduce to the market
this prime spacious
4 bedroom residence**

This property is located in this exclusive detached development in one of Limerick's premier residential locations adjacent to primary and secondary schools, University of Limerick, Plassey Technological Park, Castletroy Golf Club and all other amenities including public transport. Inspection of this superb residence is very highly recommended.

Contact Declan Barry on 087-2026886

Templeville, Ballinacurra Road, Punches Cross, Limerick



BER A3

Price on application

RELAUNCH ON 11TH FEBRUARY

Showhouse Open 2pm to 4pm. or by appointment. Superior residential development of 5 bed semi detached homes. Contact Tom Crosse on 087-2547717

105 Glantann, Golf Links Road, Castletroy, Limerick



€165,000

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

10 Newcastle Court, Castletroy, Limerick



€ 135,000

Spacious 1st floor two bedroom apartment with West facing balcony located in this small exclusive gated development of 17 units in a very much sought after residential development. There is electric access gates making this development a very private & secure place to live. It is located just off the Dublin Road adjacent to all amenities including the University of Limerick, Plassey Technological Park, Castletroy Park Hotel & shopping complex, local shops, restaurants & public transport. Viewing highly recommended. Contact Declan Barry on 087-2026886

8 The Parc, North Circular Road, Limerick City



€95,000

Compact one bedroom apartment situated in this much sought after leafy and idyllic residential area in close proximity to quality schools, hotels, restaurants, sporting facilities and yet just a 15 minute walk from Limerick City Centre. A truly ideal opportunity to acquire a starter home or quality investment. Good on site parking facilities. Inspection recommended. Contact Declan Barry on 087-2026886

20 Merval Park, Clareview, Limerick



BER D2

€235,000

GVM are delighted to introduce 20 Merval Park to the market. Positioned within the highly sought after Clareview area, this spacious semi detached property has been lovingly maintained and offers its new owners a blank canvas from which to create their ideal home. Huge possibility to extend to the rear and garage (subject to planning permission). This is the perfect home for a growing family in need of both space and convenience. Contact Declan Barry on 087-2026886

37 Greenview Close, Dooradoyle, Limerick



BER C2

€235,000

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

213 Woodhaven, Castletroy, Limerick



€235,000

Compact and ideally located 4 bedroom semi detached residence positioned in a quiet cul de sac in very close proximity to University of Limerick, Plassey Technological Park, Castletroy Shopping Centre, excellent primary and secondary schools and a wide range of excellent sporting facilities including Castletroy Golf Club, Monaleen GAA Club, UL Bohs RFC and Aishling Annacott FC. Inspection of this ideal family home or indeed investment property is highly recommended. Contact Tom Crosse on 087-2547717

41 Abbeylock, Corbally, Limerick



€169,000

Spacious 3 bedroom semi detached house extending to approximately 107 sq mts located in a small quiet cul de sac in a very much sought after and convenient residential location adjacent to all amenities including schools, shopping centre and public transport just a ten minute walk to City Centre. Viewing recommended. Contact Declan Barry on 087-2026886

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

Parochial House, Dohora, Banogue, Croom, Co. Limerick.



BER G

€175,000

Spacious two storey detached residence situated in this idyllic setting in the heart of the popular County Limerick Village of Banogue. Accommodation comprises of: porch, hall, sittingroom, livingroom, kitchen, utility, back kitchen and bathroom. Upstairs there are, 3 bedrooms & ensuite. The residence has a lot of character and is in need of some refurbishment & modernization. OFCH DGUPVC windows. There is a detached garage and shed thereon. Contact Richard Ryan on 087 8067772.

Parochial House, Emly, Co. Tipperary.



BER E2

€150,000

Imposing two storey residence situated in an idyllic setting on the edge of Emly Village. Accommodation comprises of hall, sittingroom, livingroom, kitchen, store room, 3 bedrooms, box room, main bathroom and downstairs toilet. The residence has a lot of character and is in need of some modernization. OFCH DGUPVC windows. Outside: This property stands on a C. 0.9 St. Acre site. There are some ancillary out offices thereon. Contact Richard Ryan on 087 8067772.

Knockanea, Boher, Co. Limerick



€235,000

Four bedroom bungalow residence on circa 0.5 acre site situated within walking distance of the picturesque Village of Boher and just 15 minutes drive to Limerick City. Accommodation comprises of entrance hallway, sitting room, kitchen, dining room, hotpress, 4 bedrooms, 2 toilets and whb, shower room and garage attached. Oil fired central heating. Viewing highly recommended. Contact John O'Connell on 087-6470746

CRATLOE

Unique home looking out on Gallows Hill

GLEBE HOUSE, set over three floors and located on a private site in a sought after location, is expected to attract plenty of interest.

Sherry FitzGerald says the five bedroom home, peacefully situated in Gallows Hill and only minutes' walk from Cratloe Woods and the village of Cratloe, is a "truly unique home" that has been tastefully decorated and offers vast, bright and welcoming living accommodation.

Sitting on a 1.7-acre site, it is complemented by a boundary of mature trees and is set back from the road by a sweeping driveway and is close to schools, local shops, and sports facilities, while the main road network is also

Facts at a glance

Location: Glebe House, Gallows Hill, Cratloe
Description: Five bedroom, detached house
Price: €600,000
Seller: Sherry FitzGerald
Contact: 061 418000

close by allowing easy access to Shannon Airport and Limerick.

The house is over 4,000 square feet, including three reception rooms, five bedrooms, and five bathrooms and offers fantastic living for any growing family.

The main entrance hall is spacious and fitted with solid wood floors, while the main living room has a balcony overlooking the gardens. The

kitchen boasts a sunroom and matte marble worktops, while a family room located to the rear of the hallway has sliding doors leading out to the garden.

Downstairs there is a spacious games room and two bedrooms. There are three bedrooms on the second floor and the master bedroom has an en-suite with a shower and bath and a walk-in wardrobe.



Glebe House, Cratloe is set over three floors and runs to 4,000 square feet with five bedrooms, three reception rooms and five bathrooms. Viewing is highly recommended



Refurbished Dooradoyle residence in quiet cul-de-sac

A BEAUTIFULLY maintained three bedroom home in Dooradoyle comes highly recommended.

37 Greenview Close is an ideally situated semi detached residence refurbished in recent times to a very high standard.

Located in a quiet cul-de-sac overlooking a green area, it is located in an established and much sought after residential area.

It features gas fired central heating, with a new gas boiler, a new solid fuel stove and double glazed UPVC windows. It also boasts a walled in rear garden with side en-

Facts at a glance

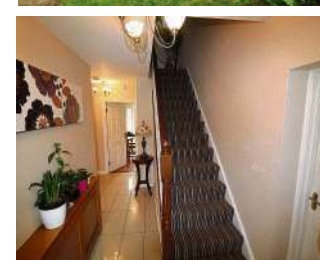
Location: 37 Greenview Close, Dooradoyle
Description: Three-bedroom, semi-detached house
Price: €235,000
Seller: GVM Auctioneers
Contact: 087 2026886

trance, new garden shed and timber gate and a railed patio area, while it has a spacious driveway and sensor lighting.

There are three bedrooms and two bathrooms, a hallway with tiled flooring, a lounge with solid wooden flooring, feature fireplace, solid fuel stove and bay window, plus dimmer light switches.

The dining room is bright and spacious, while the kitchen has a generous floor and eye level presses with tiled flooring and new PVC patio doors. The utility has built in units and a new gas burner installed. The master bedroom has built in wardrobes and an ensuite with new Triton electric shower.

Viewing is very highly recommended.



No 37 Greenview Close, is located in a quiet cul de sac and is beautifully maintained inside and out



Munster Property Auction

Commercial and residential opportunities

The Munster Property Auction has indicated it expects another year of steady growth in 2018 with demand remaining strong across the province.

According to a new report released by www.daft.ie, the property market during 2017 was a year of two halves.

In the first six months of the year, the housing market saw an average increase of 8.8% on the previous year.

During quarters three and four the market stabilised, with the largest increase recorded at 2%, in Dublin.

While it is comforting to see that house prices remained stable in the final quarters of 2017, there is still a strong demand for property throughout Ireland.

Strong demand combined with the current lack of supply means that this is the ideal time to list property for sale.

Director of The Munster Property Auction, Patrick Convey noted: "Our first auction of 2018 is to take place on March 1, and we have an extensive database of both local and overseas buyers, seeking



This retail unit is in Castletroy, off the busy Dublin Road



No. 17 The Glebe Monagea, has an abundance of natural light

to purchase all varieties of property in the Munster area."

Mr Convey added: "The success of our auctions is due to the large marketing campaigns we undertake in Ireland and abroad as well as strong working partnerships with local auctioneers across the province."

"We remain the only auction company in Ireland who do not charge any upfront costs to enter a property into auction."

Some of the properties on offer with the Munster Prop-

erty Auction are:
8 CHAPEL COURT, CATHEDRAL PLACE, LIMERICK CITY

Offered at bids above €90,000 in partnership with Dooley Group, Limerick City

A fantastic opportunity to acquire this bright and spacious two-bed apartment that is excellently located within walking distance to shops, leisure, restaurants, churches, pubs, gyms etc.

Situated on the third floor, No. 8 Chapel Court benefits from floor to ceiling windows in the living room and bedroom and enjoys some lovely

views of Limerick City. Ideally suited to those looking for a centrally-located city centre apartment or an investor looking for a property with strong rental potential.

17 THE GLEBE, MONAGEA, NEWCASTLE WEST

Offered at bids over €145,000 in partnership with West Property Group, Newcastle West

A substantial 3 bed semi detached property positioned in what is one of the most sought after residential locations on the outskirts of

Newcastle West.

The property is very spacious and has an abundance of natural light that is evident in all areas of the house.

To the rear of the house there is a well maintained private garden. The Glebe is a very popular location for families and a great opportunity to acquire a beautiful home with the local national school positioned a short stroll opposite the estate.

GOLF LINKS ROAD, CASTLETROY, LIMERICK CITY

Starting bids over €60,000 in partnership with Dooley

Auctioneers, Limerick City
This fine retail/commercial unit is situated in the very popular area in Castletroy.

The retail unit measures circa 700 sq.ft. and is currently let to The Injury Clinic & Personal Training Facility since April 1 2014 on a six year lease.

The property is in a prime location just off the Dublin road and benefits from a large passing trade. The retail unit is currently generating a rental income of €7,800 per annum and consists of the main ground floor area, currently in use, and an upstairs storage room which is in need of modernisation.

Just a short drive from Limerick City, this unit enjoys the benefits of ample off street parking to the front of the premises and has plenty of investment potential.

Contact The Munster Property Auction on 021 234 9696 to arrange for a free property valuation or visit www.munsterpropertyauction.ie. Next public auction, March 1, The Rochestown Park Hotel, Cork. Registration starts at 6.30.



**THE MUNSTER
PROPERTY AUCTION**

Next Auction
Rochestown Park Hotel,
Cork
From 6.30pm

01st March

021 234 9696
www.munsterpropertyauction.ie

8 Chapel Court, Cathedral Place
BER C

Start Bid+ €90,000

- 2 Bedroom apartment
- Central Location
- Gas Fired Central Heating

Call 061 385852

17 The Glebe, Monagea, Newcastle West
BER C

Start Bid+ €145,000

- 3 Bed Semi-detached
- Well Maintain Garden
- Off-Street Parking

Call 069 77055

Golf Links Road, Castletroy, Limerick City
BER F

Start Bid+ €60,000

- Retail investment
- Tenanted - rent €7,800 PA
- Let on 6 Year Lease

Call 061 385852

The Milk Market, Carr Street, Limerick City
Exempt

Start Bid+ €79,000

- Ground Floor Retail Unit
- Approx. 530 ft. Overall
- Excellent Location

Call 061 413 511

Money Mohill, Ballyhahill, Co. Limerick
BER G

Start Bid+ €24,000

- Traditional Cottage
- FPP to Extend Property
- Private Well on Site

Call 069 77055

C. 7 Acres, Caheragh, Coast Road, Glin
Exempt

Start Bid+ €45,000

- C. 7 Acres in one Holding
- Good Quality Lands
- Good Location

Call 069 77055

3 Smithstown Retail Park, Smithstown Road, Shannon, Clare
BER E2

Start Bid+ €180,000

- C. 10,000 sq ft Retail Unit
- Property over Two Floors
- Large Window Display

Call 061 364 111

Abbeyfeale Boarding Kennels, Knocknasna, Abbeyfeale, Limerick
BER F

Start Bid+ €179,000

- 3 Bed Residence
- C. 2.5 Acres of Land
- 29 Dog Kennels

Call 068 32141

Euro Giant, O'Connell Street, Clonmel, Tipperary
BER C1

Start Bid+ €699,950

- Approx. 10% Rental Yield
- Rent €70,000
- Outstanding Investment

Call 052 6121622

Bridewell Street, Tarbert, Co. Kerry
BER E

Start Bid+ €150,000

- Modern Retail Grocery Store
- 4 Bed Overhead Residence
- 1 En-suite and a bathroom

Call 069 77055

Call us today on **021 234 9696** to speak to one of our qualified auction consultants and arrange a **free valuation** of your property



**KYLEMORE, LIMERICK****BER A3****MONALEEN/CASTLETROY**

NEXT PHASE ON SALE
SATURDAY 10TH FEBRUARY 2018
AT 9.30 AM ON SITE.

PRE LAUNCH VIEWING ON
SATURDAY 3RD FEBRUARY 2018 FROM 12 - 2PM.
Further details from Lisa Kearney 087 2633422 /
lkearney@rooneys.eu

Lisa Kearney 087 2633422**DOORADOYLE, LIMERICK****BER C2****60 TARA CREA, KILTERAGH**

3 bedroom mid terraced property of approx. 113 sq.m. (1,216 sq.ft.) within walking distance to schools, shops, etc. The property has been upgraded & renovated in recent years and comprises: hall with wc off, kitchen-diner, living room, 3 bedrooms, bathroom, converted attic room accessed by fully fitted staircase. GFCH. BER No. 110733771.

€195,000**Briain Considine 085 2894166****ENNIS ROAD, LIMERICK****BER E2****ST. MARY'S, MAYORSTONE AVENUE**

This bright centrally located property is within walking distance to all city & local amenities and will make a fabulous family home. Approx. 127.25m2 (1,369.75ft2) comprising: Large entrance hall/ wc off, 2 reception rooms, kitchen-breakfast room, 3 bedrooms, bathroom. Private rear garden; driveway with ample parking to front; side access. GFCH. BER No. 110573706.

€250,000**Lisa Kearney 087 2633422**

Rooney

**CLAREVIEW, LIMERICK****BER D2****7 COOLRAINE HEIGHTS,**

Substantial 4 bedroom detached home near schools, shops, LIT, Thomond Park & only 3km to City Centre. Approx. 149m2 / 1,602 sq.ft. Ent. porch & hall, living room, playroom/office, kitchen, dining room, utility, guest wc, 4 bedrooms, ensuite & main bathroom. Large enclosed rear garden with patio area. In excellent condition throughout. GFCH. BER No. 107078966

€280,000**Briain Considine 085 2894166****CASTLETROY, LIMERICK****BER B3****104 GLANTAN, OFF GOLF LINKS RD,**

3 bedroom duplex apartment of approx. 97 sq.m. (1,044 sq.ft.). Hall, living room, kitchen-diner leading onto a balcony, en suite & main bathroom. Service charge per year: €1,000. Apartment has recently been repainted & includes all furniture and appliances. GFCH. Allocated car parking space. BER No. 110573201.

€190,000**Briain Considine 085 2894166****OLD CORK ROAD, LIMERICK****BER C2****10 RITAVILLE,**

Excellent located 3 bedroom house central to all amenities. Extended & renovated recently comprising hall, open plan kitchen/diner/livingroom, 2nd living room, utility, playroom/office to rear, en suite & main bathroom. GFCH. Enclosed garden to the rear with deck area. Turn key condition. BER No. 110348539

€180,000**Lisa Kearney 087 2633422****OLD CORK ROAD, LIMERICK****BER D1****47 DERRYNAME,**

Excellent located 3 bedroom house central to all amenities. Approx. 98.38 sq.m./1,058.86 sq.ft. Hall/guest wc, kitchen/diner, living room, 3 bedrooms, ensuite & main bathroom. Enclosed garden to the rear and large double driveway to the front. GFCH, double glazed Upvc windows. Cul-de-sac avenue. In excellent condition.

€170,000**Lisa Kearney 087 2633422****DOORADOYLE, LIMERICK****BER D1****10 INIS LUA, FR RUSSELL ROAD,**

Super 5 bedroom home located in the much sought after Inis Lua Estate off the Fr Russell Road in Dooradoyle. Approx. 1,819 sq.ft. (168.98 sq.m.) comprising: hall, open plan kitchen-diner, 3 reception rooms, utility, wc, 5 bedrooms, en suite, main bathroom. GFCH. Private enclosed rear garden. BER No. 110006681.

€270,000**Lisa Kearney 087 2633422****DOORADOYLE, LIMERICK****BER C3****4 HEATHERGROVE, GLENCAIRN**

Fantastic 3 bedroom home of approx. 116 sq.m. 1,259 sq.ft. located being close to the Crescent Shopping Centre & Raheen Business Park, schools etc. The turn key home comprises of a hall with guest Wc, 2 spacious reception rooms, kitchen-dining room, utility room, 3 bedrooms with one ensuite & main bathroom. Private south facing patio and garden area. GFCH. BER No. 110274099

€255,000**Lisa Kearney 087 2633422****DOORADOYLE, LIMERICK****BER B3****3 ARD AULIN, MUNGRET /**

Superb detached residence of approx. 158 m2 / 1,700 sq.ft. comprising: living room, playroom/office, open plan kitchen-dining-living room, utility, 4 double bedrooms two of which are ensuite, guest wc and main bathroom. Enclosed and very private rear garden with patio. GFCH. Detached homes in this area are in short supply, early viewing is recommended. BER No. 110608585

€375,000**Briain Considine 085 2894166****LIMERICK CITY****BER F****3 CASTLE STREET,**

Mid terraced property situated on Castle Street in Limerick City looking onto King John's Castle and with views of the River Shannon. Comprising: entrance hall, 2 reception rooms, 2 bedrooms, attic room. Single glazed windows. Overall 105.35m2/ 1,133.88sq ft. Rear yard.

€135,000**Lisa Kearney 087 2633422****CROOM, CO LIMERICK****BER B3****9 COIS SRUTHAIN**

4 bedroom semi detached house of approx. 132 sq.m. (1,421 sq.ft.) on a larger corner site giving it extra large front and rear gardens. Hall with wc off. Large kitchen-diner. Living room. 4 bedrooms. En suite. 2 bathrooms. Built in 2006. OFCH. 9ft ceilings downstairs. Located only a short drive to Limerick City - approx. 9 miles & within walking distance to all amenities - schools, shops etc. BER No. 110607249

€175,000**Briain Considine 085 2894166****KILKEE, CO CLARE****BER E2****304 KILKEE BAY**

Fantastic turn key 3 bedroom townhouse of approx. 83.80 sq.m. (903 sq.ft.) in the popular West End of the seaside town of Kilkee - a short stroll to all local amenities & Kilkee beach. Porch, hall, spacious bright open plan kitchen/ dining room, 3 bedrooms, bathroom. Furniture & appliances included. Electric storage heating. In excellent condition. BER No. 105732838.

€110,000**Lisa Kearney 087 2633422**

LIMERICK
PROPERTIES REQUIRED
DUE TO HIGH DEMAND
WE ARE CURRENTLY
SEEKING PROPERTIES
IN ALL AREAS
FOR SALE AND TO RENT

CONTACT ROONEY
AUCTIONEERS
ON 061 413511

UPPER WILLIAM ST, LIMERICK
REDUCED RESERVE

**BER C3**

FOR SALE
LICENSED CITY
CENTRE PREMISES
- REDUCED
RESERVE
Public House on ground floor of approx. 48.60m2 (523 sq.ft.). Residential accommodation with side door from William St. on 1st floor of approx. 55.12m2 (593 sq.ft.). Full 7-Day Liquor Licence attached to the premises. BER No. 800267486.

Gordon Kearney 087 2537412

Limerick city

Ideal starter home at Willowgrove

WITH an asking price of €155,000, this house on the Old Cork Road in Limerick represents great value for money.

Number 10 Willowgrove is a three bedroom, semi-detached property located on the city outskirts and situated overlooking a large green area.

It was built in 2001 and is very well maintained, comprising of an entrance hall, living room and open plan kitchen-dining room, while upstairs there are three bedrooms, bathroom and WC.

Willowgrove features PVC double glazed windows, gas fired central heating and, outside, a side entrance, timber shed and outside tap.

There is an alarm installed.

The entrance hall has a closet under the stairs and there is a fireplace in the living room.

The open plan kitchen and dining room has a sink unit, presses, drawers and eye level

Facts at a glance

Location: 10 Willowgrove, Old Cork Road

Description: Three-bed semi-detached

Price: €155,000

Seller: De Courcy estate agents

Contact: 061-415188



presses.

The bathroom and WC is fully tiled with wash hand basin and electric shower, while two of the three bedrooms have built-in wardrobes.

There is a pull down stairs

to the attic.

The oven, carpets, dishwasher, curtains, light fittings and blinds are all included. The BER energy rating is D1.

For more information, contact de Courcy estate



With an asking price of €155,000 Number 10 Willowgrove represents great value for money

Home oozing with charm just a short walk from the city

REA O'Connor Murphy are delighted to bring to the market this beautifully maintained house in one of the city's most sought after residential areas.

Comprising extended living accommodation and spacious bedrooms, the Clareview Terrace property in Farranshane will appeal to many buyers seeking both character and convenience.

A modern extension complements the original house while maintaining many of its original features.

This 1940s home oozes character and charm and still provides an enviable and central location within walking distance of all amenities including the city centre.

Downstairs begins with an inviting open porch, into the light filled hallway, while there is a large living room to the front with solid wood floors and original feature cast iron fireplace.

The family room also has a fire place with brick surround, it is open plan to the kitchen area. The extended kitchen/dining area is fully fitted with wall and floor units and a utility area to the side.

Upstairs there are three

Facts at a glance

Location: 13 Clareview Terrace Farranshane

Description: Three bedroom city home

Price: €190,000

Seller: REA O'Connor Murphy

Contact: 061-279300



spacious bedrooms, the master featuring its original fireplace. The main bathroom finishes the first floor accommodation.

The front garden provides off street parking and a side gate accesses the rear garden. The back comprises lawn and patio areas, and a detached garage provides extra storage.

Directions

Travelling out from the city over Sarsfield Bridge,

onto the Ennis Road, turn right at the lights opposite the entrance to The Strand Hotel onto Belfield Gardens. Continue straight until you come to a T junction, take left turn onto Farranshane Road. 13 Clareview Terrace will be on your left. An REA O'Connor Murphy sign is outside.

Viewing Details

Strictly By Appointment Only with REA O'Connor Murphy on 061-279300.



A modern extension to 13 Clareview Terrace, Farranshane, has added greatly to the appeal of this property





7 BELLEVUE GARDENS, NORTH CIRCULAR ROAD, LIMERICK

Regularly regarded as Limerick city's most exclusive residential address and with good reason. Located only a short stroll to the city centre yet set amidst beautiful parkland areas, leafy foliage and river walks. The area is also convenient to superb amenities including excellent schools (Villiers, Ardscoil Ris and John F Kennedy), Limerick Lawn Tennis Club and the Church of Our Lady of the Rosary. 7 Bellevue Gardens is a substantial four bedroom semi detached property of approximately 153 sq.m. which offers excellent accommodation including a stunning reception room which spans the length of the property.

BER No. From Agent

€420,000



BER C3



NEWCASTLE, GOLF LINKS ROAD, CASTLETROY, LIMERICK

Located in one of the most sought after areas in Castletroy, Newcastle is situated off the Golf Links Road and this det family home is set amongst a small enclave of houses set on private sites. This is a substantial extended bungalow on a low maintenance site in a leafy private setting. The property offers excellent accommodation and has an adjoining self contained unit to the rear. This property will appeal to many purchasers including growing families, down sizers or indeed one looking to generate an income the property offers various options as the accommodation is very flexible.

BER No. 109881052

€297,000



BER F



APT. 81, GLANNTAN, GOLF LINKS RD, CASTLETROY, CO. LIMERICK

Stunning 3 bed ground floor corner apartment with mature grdn to the rear. If you are looking for a stylish contemporary home then 81 Glanntan is the property for you. The apartment is in showhouse conditional throughout and is literally turn key.

BER No 100430123

€165,000



25 CRAGAUN, FATHER RUSSELL ROAD, RAHEEN, LIMERICK

Particularly spacious 4 bed semi det house with superb ground floor accom including an open kit, din and family area running the width of the property, a real feature of this home. There are also two additional reception rooms.

BER No 103692

€245,000



18 FOXFIELD, DOORADOYLE, LIMERICK

Located in one of the most sought after developments in Dooradoyle, 18 Foxfield is a true find in today's market! The property is comparable to a show house and is tastefully decorated throughout with a warm colour palette and welcoming interior.

BER No 102683398

€212,000



CEANNABO, WINDY GAP, MEELICK, LIMERICK.

Det family home which will appeal to those seeking elegant contemporary living, enclosed on a private gated elevated site with uninterrupted views of the countryside. The pristine interior is of show house standard with a superb decorative flair complemented by the interesting architectural features.

BER No 109796169

€345,000



125 COIS LUACHRA, DOORADOYLE, LIMERICK.

With a beautiful vista over parkland and a water feature, this first floor apartment has large windows optimising the view and is a bright unit with open plan living and holds prime position in this residential development.

BER No 110598273

€119,950



10 COIS HABHAINN, CORBALLY, LIMERICK

Stunning det 2 storey property which is picture perfect inside and out and is in show house condition with a beautiful tastefully decorated interior. This property is sure to impress as its set on an unusually large corner site and has a turn key finish including impressive solid walnut flooring.

BER No 109766139

€395,000



APT. 304 RICHMOND COURT, MOUNT KENNETH, LIMERICK.

Tastefully decorated 2 bed apartment set in a central location only minutes walk from the city centre and adjacent to the Shannon River. The property is in a building which is managed by Aviary Estates and has lift access and a car parking space.

BER No 102316

€75,000



21 NEW CROSS ROADS, THOMONDGATE, LIMERICK.

Extended 3 bed end of terrace 2 storey house overlooking a green are to the front and located in a small cul de sac in a mature neighbourhood. The property is within easy access of the city centre and local services including schools, shops.

BER No 102316

€89,950



MEZZANINE FLOOR RIVERPOINT, LOWER MALLOW STREET, LIMERICK

To Let - Modern office accommodation located in landmark office development, extending to approx. 201 sq.m (2,165 sq.ft). Fully fitted and ready for immediate occupation. Basement car parking available. Large open plan office with two meeting rooms.

BER No 800311227

Rent €32,000 per annum



UNIT 5, ASHBOURNE BUSINESS PARK, DOCK ROAD, LIMERICK

For Sale - Modern commercial warehouse unit with 1st floor fully fitted offices. Approx. 3,516 sq.ft. Warehouse benefits from 7 metre eaves height and electronic roller shutter door. On site car parking. Convenient city centre location and motorway nearby.

BER No 800553752

€130,000 plus VAT



UNIT 3, ABHANN ROAD, RAHEEN BUSINESS PARK, LIMERICK

For Sale / To Let - Modern commercial warehouse / production unit including offices. Total area approx. 7,640 sq.ft over ground & 1st floor. Secure shared yard to the rear. On site car parking to the front. Located close to Regeneron just off M20 motorway.

BER No 800614570 Price: €130,000/ €30,000p.a



DEVELOPMENT LAND, MAIN ST, DOON, CO LIMERICK

For sale excellent development opportunity. 'Ready to go' site extending in total to approx. 6.44 acres. Full planning permission granted for 25 units. Potential for additional phase of approx. 20 units (s.p.p). Located in the centre of Doon village within commuting distance of Limerick & Tipperary.

BER Exempt

Proposals invited

Thinking of Selling or Buying....



7/8 Glentworth Street, Limerick
061 415188
(Est. 1932)

- *House Sales & Auctions*
- *Commercial Sales & Lettings*
- *Permanent TSB Valuations*
- *Agricultural Sales & Land Lettings*
- *Various Valuations*
- *Probate*
- *Family Law*
- *Fair Deal*
- *Commercial & Land*

de Courcy Estate Agents was established in 1932. A Family run business trading from 7/8 Glentworth Street, Limerick. Specialising in sales and valuation work and providing the highest level of professionalism.

We have considerable experience and expertise with

John de Courcy 087 2565444 (MIPAV) since 1980

Richard de Courcy 087 2535740 (BBS, MIPAV, TRV) since 1985

Marie Quaine 087 2415188 (MIPAV, TRV) since 1994



TRAVEL JUST 20 MINUTES OUTSIDE OF LIMERICK AND GET THE HOUSE OF YOUR DREAMS FOR €80,000 CHEAPER THAN CITY PRICES

Grab a Bargain Before Prices Rise!!

LAST REMAINING HOUSE AT €180,000



HOUSE TYPE A

[3 bedroom semi detached]

Total floor - 1,101.04 sq.ft (102.29 sq.m)



GROUND FLOOR



FIRST FLOOR

FLOOR AREAS

Hallway	2.03 m x 3.40 m
Living Room	3.81 m x 4.85 m
Kitchen / Dining	5.94 m x 2.97 m
Master Bedroom (en-suite)	3.35 m x 3.45 m
Bedroom 2	3.35 m x 2.72 m
Bedroom 3	2.49 m x 2.72 m
Main Bathroom	2.49 m x 2.39 m

All our houses are **BER A Rated** with air to water heating system, fully tiled throughout, Stairs and landing carpeted, fully fitted kitchen including appliances, walnut timber floor in the sitting room, Walnut shaker style doors, flush insert stove fitted in the sitting room

Please check out our Facebook page to see updated photos [f dentonconstructionireland](https://www.facebook.com/dentonconstructionireland)

Charles O'Brien Auctioneer Newcastlewest T: 069-79931 PRSA Licence number 002135

New developments

Eight houses at ever popular Kylemore

ROONEY auctioneers is inviting the public to the launch of eight new houses in the much-sought after Kylemore development this Saturday February 10 at 9.30am.

The launch takes place in house no 176 in the Monaleen estate.

In this new phase, there are new layouts and designs and there will be four different house types among the eight properties, broken down as follows.

- 4 Bedroom Extra Large Semi Detached (1 available)
- 4 Bedroom Semi Detached (3 available)
- 4 Bedroom End of terrace Semi (2 available)
- 3 Bedroom Mid terrace (2 available)

All houses are practically finished and ready for occupation in April 2018.

There is extensive superior tiling to bathroom and en-suite (all walls and floors),

Facts at a glance

Location: Kylemore, School House Road, Monaleen
Description: Selection of terraced and semi-detached homes
Price: On application
Seller: Rooney Auctioneers
Contact: 061-413511

as well as tiling to floors of kitchen/dining room, utility, downstairs WC and hall.

Subject to extensive choice of Kitchen, Wardrobes, Fireplace/Stove

The development is 95% owner occupier, with no investors. There are no apartments/duplex, all family homes that enjoy excellent resale values.

Original, local builder Joe Ryan is on site full time. There is no NAMA involvement, past or present. No stage payments required

These block built houses have block walls surrounding

entire back garden.

There are brick-paved driveways and footpaths and several large green areas in the estate.

The extensive attic spaces are plastered and painted in selected houses

The builder is registered for first time buyers Help To Buy scheme and the property tax exemption on new houses applies until 2019

Purchasers will require a booking deposit of €5,000 (cheque or draft made payable to Rooney Auctioneers), solicitors details and proof of funds when booking.



There is a variety of houses for sale in the latest phase at the popular Kylemore estate in Monaleen

Five-bedroom homes on display this Sunday at Templeville

Facts at a glance

Location: Templeville, Ballinacurra Road, Punch's Cross
Description: Five-bedroom detached houses
Price: From €369,000
Seller: GVM and Wheeler Auctioneers
Contact: GVM, 061-413522, Wheeler, 061-383403

A NEW housing development in Limerick is proving very popular and an open day next Sunday is expected to draw a large crowd.

When Templeville, Ballinacurra Road, Punch's Cross was launched last November over 500 attended the first viewing day with a number sleeping in their cars to ensure their dream house.

The 20 four-bedroom houses have all been snapped up and eight of the five bedroom semi-detached ones are sold, said Tom Crosse, GVM, joint selling agent with Joe Wheeler, of Wheeler Auctioneers.

The first viewing of 2018 took place last Sunday, February 4 from 2pm to 4pm and the show house is open

between those hours this coming Sunday also.

Prior to last Sunday's viewing, Mr Crosse told the Leader: "There are 14 five-bedroom semi-detached houses left. They are almost 1,900 square feet. Prices are from €369,500. There has been huge demand."

Templeville is being built by Ballymount Properties. It won't be completed until 2019.

The trend of purchasers has been either young couples starting out or older people downsizing from their big country houses into a nice central location, he said.

For more information contact GVM or Wheeler Auctioneers.



Auctioneers Tom Crosse, left, and Joe Wheeler at Templeville which hosts an open day this Sunday, February 11



LAUNCHING
FEBRUARY
2018



Bloomfield

By Clancy Homes

NOW ON SALE!



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061 4180000



www.lovebloomfield.ie

6 SHANNON STREET, LIMERICK

T: 061 418 111

FOR SALE



53 O'Connell Street Limerick

BER F

Opportunity to acquire Prominent office building located in the heart of Limerick's Central Business District at the junction of Glentworth Street and O'Connell Street. Part single storey, part four storey over basement building The Entire extends to approx. 557 sq. m (6,000 sq. ft.)

The basement, ground floor and first floor are currently occupied subject to lease agreements - Full details available on request. Located in an establish commercial location on O'Connell Street Tenants Not Affected BER 800602617 For Sale by Private Treaty

CONTACT HUGH O'NEILL 061 418111

FOR SALE



57 O'Connell Street, Limerick

BER G

Superb investment opportunity on O'Connell Street. The property comprises a mid-terrace four storey over basement Georgian building extending to approx. 293 sq m (3,153 sq ft). The property is partially let currently

producing €17,500 per annum from ground and first floors. The vacant floors are available for immediate occupation. Full tenancy details available on request. Ber Nos. 800579054

CONTACT: HUGH O'NEILL 061 418111

TO LET



C7 Annacotty Business Park, Limerick

BER E2

Opportunity to let a modern end of terrace industrial warehouse. The subject property extends to approx. 469.34 sq m (5,052 sq ft) (GEA) with clear internal eaves height of 6.7 metres. The warehouse benefits from roller shutter

door and ample surface car parking and circulation space. Surrounding occupiers include Novostrat, Teleflex, DPD and STL Logistics BER E2 800614620

CONTACT: HUGH O'NEILL 061 418111

TO LET



Park Lodge, Old Dublin Road, Limerick

BER B3

Prime retailing opportunities situated in a mature residential area on the outskirts of Limerick. Ground floor commercial units ranging from 795 sq ft to 4225 sq ft Full planning permission in place for pharmacy (124.6 sq m / 1,341 sq ft); convenience store (392.5 sq m / 4,225 sq ft) and a café (73.9 sq m / 795 sq ft)

Suitable to a variety of uses (SPP). Ideally located adjacent to Park Lodge Medical Centre, Colorworx Paint Shop and Park Childcare creche. Surface car parking available. Flexible lease terms available. Busy mixed use scheme with corner profile onto the Old Dublin Road. BER Nos 800375925

CONTACT: MUIREANN GRIFFIN 061 418111

TO LET



First Floor Office, Riverfront, Howley's Quay, Limerick

BER C2

Opportunity to rent a modern mixed use commercial development on the Riverfront in Limerick City Centre. The subject property comprises a fully fitted first floor office suite extending to 73 sq m (786 sq ft) benefiting from good natural light and extensive river views. Combination of open plan and cellular office accommodation,

canteen and WC facilities. The office block is located directly adjacent to Howleys Quay multi-storey car park Additional adjoining occupiers include, Blue Bird Care, Adecco, Bermingham Hooper Doaln, in addition to House Restaurant, LaCucina Restaurant and Dunnes Stores. BER Nos. 800071177

CONTACT: HUGH O'NEILL 061 418111

TO LET




Gardener House, Charlotte Quay Limerick

BER C1

Superb opportunity to lease fully fitted modern office accommodation located in the City Centre. The property comprises two office suites with a combined floor area of 475 sq m (5,112.9 Sq Ft) Suite 1 extends to 158 sq m (1,700 Sq ft)


Suite 2 extends to 317 sq m (3,412 Sq Ft) The property benefits from 4 secure surface car parking spaces in addition to lift and stairs access The office suites are available on a new lease, terms negotiable. BER Nos: 800141624

CONTACT: JOHN MURRAY / HUGH O'NEILL 061 418111


CRATLOE
GALLOW HILL


'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


€600,000


BER C3

BALLYSHEEDY
ROUTAGH


'Avondale' is an attractive detached dormer bungalow set amongst private mature gardens and is presented in excellent condition. Entrance hall, reception room, kitchen/living room, 3 beds, 3 ensuite, main bath, utility and detached garage. 237 sq m / 2,559 sq ft approx. BER No. 110016581.

CALL ORLA SHEEHAN ON 061418000


€369,000


BER C1

NEWPORT
MULCAIR MANOR


'No. 84' Mulcair Manor is a stunning 4 bed detached family home just outside the village of Newport within easy access of Limerick City. Entrance hall, living, family, kitchen/breakfast, sunroom, utility, guest w.c., 4 beds, ensuite, main bath. 190 sq m / 2,045 sq ft approx. BER No. 107999609.

CALL ORLA SHEEHAN ON 061-418000

€310,000


BER C2

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



AILBHE O'MALLEY
Director



BRENDA MULCAHY
Associate Director



ORLA SHEEHAN
Negotiator



FRANK LYDDY
Negotiator



CLARE O'LOONEY
Residential Valuer



JIM KEANE
Financial Advisor



DES O'MALLEY
Director

6 SHANNON STREET, LIMERICK T: 061 418 000 E: LIMERICK@SHERRYFITZ.IE



CASTLECONNELL
ST. FLANNANS TERRACE


'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

€189,000


BER D2

DOORADOYLE
DOORADOYLE PARK


'No. 133' Dooradoyle Park comes to the market in pristine condition and is ready for immediate occupation. This property is a very well-proportioned home in turn-key condition. Entrance hall, w.c., living, kitchen/dining, 4 beds, main bath & ensuite. 120 sq m / 1,292 sq ft approx. BER No. 110598711.

CALL FRANK LYDDY ON 061-418000

€215,000


BER C3

ADARE
BALLINAGOOLE


'Ferndale', Ballinagoole is a charming, extensively extended and renovated cottage full of character on a wonderful, secluded site. Entrance hall, living, kitchen/breakfast, 3 beds, ensuite, 110 sq m / 1,184 sq ft approx. BER No. 104051263.

CALL AILBHE O'MALLEY ON 061-418000

€199,000


BER C3

LIMERICK
ST JOSEPH STREET


'No. 37' St Joseph Street is an exceptional, architecturally designed townhouse positioned just off O'Connell Avenue. Living, dining, kitchen, utility, bath, 2 beds. 100 sq m / 1,076 sq ft approx BER No. 110577541.

CALL FRANK LYDDY ON 061-418000

€210,000


BER D2

GOLF LINKS ROAD
GLANNTAN


'No. 177' Glanntan is a most impressive and well presented 4 bed semi-detached property located on a fantastic corner site with spacious rear garden. Entrance hall, living, kitchen/dining, guest w.c., 4 beds, ensuite & main bath. 115 sq m / 1,238 sq ft approx. BER No. 110589702.

CALL BRENDA MULCAHY ON 061-418000

€269,000


BER C1

GOLF LINKS ROAD
CAIRNSFORT


'No. 47' Cairnsfort is a beautiful 4 bed semi-detached property spread over 3 floors with the added benefit of a private rear garden and green area to the front. Entrance hall, living, kitchen/breakfast room, guest w.c., 4 beds, ensuite & main bath. 126 sq m / 1,356 sq ft approx. BER No. 110606589.

CALL BRENDA MULCAHY ON 061-418000

€259,000


BER C2

GOLF LINKS ROAD
GLANNTAN


'No. 106' Glanntan is an immaculate 3 bed duplex in turn-key condition, meticulously cared for and improved by its current owners. Entrance hall, living, kitchen/dining, guest w.c., 3 double beds, ensuite, main bath. 90 sq m / 969 sq ft approx. BER No. 110558277.

CALL BRENDA MULCAHY ON 061-418000

€215,000


BER B3

CORBALLY
JANEMOUNT PARK


No 4 'Tara' is an attractive 5 bed semi-detached family home located in the popular area of Corbally. Entrance hall, living, family, kitchen, dining, w.c., 5 beds, main bath. 130 sq m / 1,399 sq ft approx. BER No. 109887844.

CALL ORLA SHEEHAN ON 061-418000

€209,000


BER D2

PSRA No. 002183

sherryfitz.ie

Development opportunity

'Ready-to-go' development site in Doon

DNG Cusack Dunne is offering a 'ready to go' development site with full planning permission for 25 houses, located in the centre of Doon, County Limerick.

There is further scope to develop a second phase which could include another 20 houses.

The owner is open to offers and will also consider proposals from interested parties which could involve staged payments over a time-frame which could be financed by the developer as the units are sold.

Interested parties should note that the Homebuilding Finance Ireland Agency, introduced in Budget 2018, aims to provide up to €750 million in loans to developers planning to build homes.

This could be a vital source of funding which would kick start regional residential development.

This excellent development opportunity comprises a site extending in total to approx. (2.61 hectares) 6.44 acres. Full planning permission has been granted for 25

Phase 1	25 Units		
Qty	House Type	Sq.m	Sq.ft
5	4 bed detached	138.6	1,419
20	3 bed semi's	122.6	1,319

Phase 2	20 Units		
Qty	House Type	Sq.m	Sq.ft
2	4 bed detached	138.6	1,419
6	3 bed semi's	122.6	1,319
8	3 bed end terrace	122.6	1,319
4	3 bed mid terrace	118.8	1,278

Tables showing the planning permissions

units with potential for additional phase of approx. 20 units (s.p.p).

Located in the centre of the village close to all amenities, approximately 29km east of Limerick City and approximately 15 km from the Tipperary border.

The village has a population of approximately 516 (Census 2016).

The subject site occupies a prime location in the centre of the village with frontage onto both Bank Place and Church Road. The area is known locally as Bottle Hill.

The development site is elevated to the north and irregular in configuration. The site is bound to the south by Bank Place, to the north by agricultural land, to the east by Church Road and to the west by a residential development called The Forts.

The planning authority has requested that access to the proposed development will be off Bank Place.

The total site area is approx. 6.44 acres (5.25 excluding floor zone area). Further details from Mark Cusack, 061 209000.



Bottle Hill has permission to build 25 houses already, with potential for a further 20, s.p.p

SHERRY FITZGERALD O'DONOVAN WE'RE YOUR LOCALS IN CLARE

Sherry Fitzgerald
21 SkyCourt Shopping Centre, Shannon

Phone: 061 361 905
email: fodonovan@fodea.net

Sherry
FitzGerald
O'Donovan



BER B1

Lismaclean, Shannon Free Zone, Co Clare

Two 10,279 square foot (955 msq) modern high bay warehouse/industrial units with access to Shannon Airport and the air field of Shannon Airport. These modern units have an excellent B1 energy rating and have mains gas central heating allowing excellent temperature control.

They offer office suites to the front of the buildings with a flexible layout that can be adapted to individual requirements. They have 20 ft (6m) eave heights and are finished to a very high standard throughout. They may be let individually.

€65,000 PA

SHERRYFITZ.IE

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@SHERRY_FITZ



Charles O'Brien,
Auctioneers,
Maiden Street, Newcastle West.



Farm for sale by Public Auction

on Wednesday March 28th at 3pm at
The Longcourt Hotel, Newcastle West, Co. Limerick

C51 Acre non-residential Farm at Lower Shanid, Shanagolden, Co. Limerick. Excellent quality land which can be sold in 2 separate lots.

Lot 1 – C 35.16 Acres with two entrances off R521

**Lot 2 – C 15.72 Acres with two entrances off R521
Ruins of old dwelling and derelict out-offices.**

Auctioneers Comment: Rarely has a nice block of quality land been brought to the market in this region and now is a opportune time to invest in land.

Solicitor: Owen McMahon, The Square, Newcastle West (069) 62200

Tel: 069 79931 / 087 2541300
www.daft.ie
PSRA Licence No: 002135

REA

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EXCLUSIVE
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OPPORTUNITY

THE ABBEY BLOCK at...
THE STRAND COMPLEX
ENNIS ROAD, LIMERICK

**BLOCK SALE COMPRISING 6 NO. 3 BED APARTMENTS
SOLD AS ONE LOT**

SALES PROCESS

BEST BIDS FORMAT – All information uploaded to dataroom for inspection. Please contact REA O'Connor Murphy for access (unless previously sold).

Expressions of interest submitted in writing to REA O'Connor Murphy by 12 noon on 2nd March 2017

Best & Final Bids submitted to REA O'Connor Murphy by 12 noon on 13th March 2017

OPEN MARKET RENTAL VALUE: €115,200
(Immediate potential to achieve this by leasing vacant units)

T: 061 279 300

REGISTER YOUR INTEREST AT...
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COMMERCIAL UNITS TO LET



**UNITS 1 & 3
THE STRAND,
O'CALLAGHAN
STRAND,
LIMERICK**

A unique opportunity to
secure a first let.
Lease terms negotiable.

- The Strand Complex is a mixed-use development, comprising of retail and residential elements which includes The Limerick Strand Hotel and Apartment Complex.
- The subject properties comprise ground floor retail units, presented in shell and core condition extending to approx. 114 sq.m (1,227 sq.ft).
- Private secure car parking.

OFFICE SPACE TO LET



**10TH FLOOR
RIVERPOINT,
LIMERICK**

OVERALL FLOOR AREA
265 sq.m (c. 2,850 sq.ft) GIA
Inviting Proposals.
Viewing by Appointment.
BER: Exempt

- Excellent opportunity to occupy a superb office in one of Limerick's landmark buildings.
- Situated in a prime office location in the heart of Limerick City, close to all major road networks, including Southern Ring Road and Limerick Tunnel.
- The suite is finished to a shell and core specification

- with the option of a rentalise fit-out for tenants and occupies the entire 10th floor.
- Spectacular panoramic views.
- 4 Private car parking spaces at basement level.
- Surrounding occupiers include First Choice Financial Services & DG O'Donovan Solicitors.

DEVELOPMENT LANDS FOR SALE



LANDS AT CLONDRINAGH, ENNIS ROAD, LIMERICK

Opportunity to acquire 1.76 Ha (4.35 acres) of Development Land.

€380,000 + VAT

- Zoned 'General Industrial' under the current / extended development plan for Limerick City & County Council.
- Located on the main outbound R445 Limerick to Ennis Road.
- Excellent surrounding road network (M7, M20, M18, N24, N21), with excellent accessibility to Limerick City Centre, Shannon and Ennis. Suitable for a number of uses subject to planning.

REA

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E: INFO@REAOCM.IE



CRATLOE

GALLOW'S HILL



'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

€600,000

BALLYSHEEDY

ROUTAGH



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BER C1

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CALL ORLA SHEEHAN ON 061-418000


BER C2

€310,000


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




AILBHE O'MALLEY
Director




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Residential Valuer



JIM KEANE
Financial Advisor




DES O'MALLEY
Director

6 SHANNON STREET, LIMERICK T: 061 418 000 E: LIMERICK@SHERRYFITZ.IE

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CASTLECONNELL

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BER D2

€189,000

DOORADOYLE

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€215,000

ADARE

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'Ferndale', Ballinagoole is a charming, extensively extended and renovated cottage full of character on a wonderful, secluded site. Entrance hall, living, kitchen/breakfast, 3 beds, ensuite, 110 sq m / 1,184 sq ft approx. BER No. 104051263.


CALL AILBHE O'MALLEY ON 061-418000

BER C3

€199,000

LIMERICK

ST JOSEPH STREET



'No. 37' St Joseph Street is an exceptional, architecturally designed townhouse positioned just off O'Connell Avenue. Living, dining, kitchen, utility, bath, 2 beds. 100 sq m / 1,076 sq ft approx BER No. 110577541.


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BER D2

€210,000

GOLF LINKS ROAD

GLANNTAN



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BER C1

€269,000

GOLF LINKS ROAD

CAIRNSFORT



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CALL BRENDA MULCAHY ON 061-418000

BER C2

€259,000

GOLF LINKS ROAD

GLANNTAN



'No. 106' Glanntan is an immaculate 3 bed duplex in turn-key condition, meticulously cared for and improved by its current owners. Entrance hall, living, kitchen/dining, guest w.c., 3 double beds, ensuite, main bath. 90 sq m / 969 sq ft approx. BER No. 110558277.


CALL BRENDA MULCAHY ON 061-418000

BER B3

€215,000

CORBALLY

JANEMOUNT PARK



No 4 'Tara' is an attractive 5 bed semi-detached family home located in the popular area of Corbally. Entrance hall, living, family, kitchen, dining, w.c., 5 beds, main bath. 130 sq m / 1,399 sq ft approx. BER No. 109887844.

CALL ORLA SHEEHAN ON 061-418000

BER D2

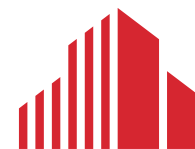
€209,000

PSRA No. 002183

sherryfitz.ie

6 SHANNON STREET, LIMERICK

T: 061 418 111



CUSHMAN & WAKEFIELD

COMMERCIAL PARTNER OF SHERRY FITZGERALD

FOR SALE



53 O'Connell Street Limerick

BER F

Opportunity to acquire Prominent office building located in the heart of Limerick's Central Business District at the junction of Glentworth Street and O'Connell Street. Part single storey, part four storey over basement building. The entire extends to approx. 557 sq. m (6,000 sq. ft.)

The basement, ground floor and first floor are currently occupied subject to lease agreements - Full details available on request. Located in an established commercial location on O'Connell Street. Tenants Not Affected. BER 800602617. For Sale by Private Treaty.

CONTACT HUGH O'NEILL 061 418111

FOR SALE



57 O'Connell Street, Limerick

BER G

Superb investment opportunity on O'Connell Street. The property comprises a mid-terrace four storey over basement Georgian building extending to approx. 293 sq m (3,153 sq ft). The property is partially let currently

producing €17,500 per annum from ground and first floors. The vacant floors are available for immediate occupation. Full tenancy details available on request. Ber Nos. 800579054

CONTACT: HUGH O'NEILL 061 418111

TO LET



C7 Annacotty Business Park, Limerick

BER E2

Opportunity to let a modern end of terrace industrial warehouse. The subject property extends to approx. 469.34 sq m (5,052 sq ft) (GEA) with clear internal eaves height of 6.7 metres. The warehouse benefits from roller shutter

door and ample surface car parking and circulation space. Surrounding occupiers include Novostrat, Teleflex, DPD and STL Logistics. BER E2 800614620

CONTACT: HUGH O'NEILL 061 418111

TO LET



Park Lodge, Old Dublin Road, Limerick

BER B3

Prime retailing opportunities situated in a mature residential area on the outskirts of Limerick. Ground floor commercial units ranging from 795 sq ft to 4225 sq ft. Full planning permission in place for pharmacy (124.6 sq m / 1,341 sq ft); convenience store (392.5 sq m / 4,225 sq ft) and a café (73.9 sq m / 795 sq ft).

Suitable to a variety of uses (SPP). Ideally located adjacent to Park Lodge Medical Centre, Colorworx Paint Shop and Park Childcare creche. Surface car parking available. Flexible lease terms available. Busy mixed use scheme with corner profile onto the Old Dublin Road. BER Nos 800375925

CONTACT: MUIREANN GRIFFIN 061 418111

TO LET



First Floor Office, Riverfront, Howley's Quay, Limerick

BER C2

Opportunity to rent a modern mixed use commercial development on the Riverfront in Limerick City Centre. The subject property comprises a fully fitted first floor office suite extending to 73 sq m (786 sq ft) benefiting from good natural light and extensive river views. Combination of open plan and cellular office accommodation,

canteen and WC facilities. The office block is located directly adjacent to Howley's Quay multi-storey car park. Additional adjoining occupiers include, Blue Bird Care, Adecco, Birmingham Hooper Doaln, in addition to House Restaurant, LaCucina Restaurant and Dunnes Stores. BER Nos. 800071177

CONTACT: HUGH O'NEILL 061 418111

TO LET



Gardener House, Charlotte Quay Limerick

BER C1

Superb opportunity to lease fully fitted modern office accommodation located in the City Centre. The property comprises two office suites with a combined floor area of 475 sq m (5,112.9 Sq Ft). Suite 1 extends to 158 sq m (1,700 Sq ft).

Suite 2 extends to 317 sq m (3,412 Sq Ft). The property benefits from 4 secure surface car parking spaces in addition to lift and stairs access. The office suites are available on a new lease, terms negotiable. BER Nos: 800141624

CONTACT: JOHN MURRAY / HUGH O'NEILL 061 418111

ADARE

A magnificently restored cottage in Adare

A REFURBISHED cottage located just minutes from Adare Village is certain to create a lot of interest.

Ferndale in Ballinagoole, Adare, is a delightfully extended and improved cottage which is full of character and located on a wonderful, secluded site and is brought to the market by Sherry Fitzgerald.

Bright, spacious and offering a prospective new owner enormous scope to further improve and extend to suit their own needs and create a beautiful home with mature gardens to front and rear, the cottage is superbly appointed and offers a highly flexible layout.

The entrance hallway opens into a bright airy living room with a vaulted ceiling and cast-iron fireplace, the bay window enjoys an attractive vista over the front garden and there are also sliding doors to allow easy access to the outside space.

The kitchen/breakfast room is fully fitted with classic solid wood units and is dual aspect, offering plentiful natural light.

Off the corridor leading from the living room there are three good sized bedrooms.

The master has a fully fitted ensuite shower room and there is a fitted family bathroom also.

The property is situated on a charming and very mature site with original stone

Facts at a glance

Location: Ferndale, Ballinagoole, Adare
Description: Extended, refurbished cottage
Price: €199,000
Seller: Sherry Fitzgerald
Contact: 061-418000

wall boundary. There is a variety of shrubs, plants and hedging but there is huge potential for the gardening enthusiast to create something really special here.

The cottage has a C3 BER Rating, oil fired central heating and is 110 square metres.

Viewing is recommended without delay as cottages of this calibre in such a special location are rarity.

Ferndale is just minutes

from Adare, an historic village with a host of amenities available including highly regarded primary schools, sporting facilities, excellent restaurants, boutiques and speciality shops.

The Dunraven Arms Hotel and recently refurbished Adare Manor Hotel and Golf Club are also situated within the village which add to the appeal of this location.

Contact Sherry Fitzgerald for more information.



Ferndale, Adare is an extended and refurbished cottage with an asking price of just €199,000



An impressive three bed in Kilteragh

NUMBER 2 Glen Dara, Kilteragh is situated in a very popular and sought after residential area and comes highly recommended.

Situated close to Crescent Shopping Centre and Crescent College Comprehensive in Dooradoyle, Number 2 Glen Dara is also within easy access to the motorway.

It boasts three bedrooms, two of which are en-suite, and is a semi-detached home that was built in 2010.

Downstairs, Glen Dara comprises entrance hall, toilet, sitting room, kitchen/dining area, utility room and upstairs, three bedrooms, bathroom and toilet.

It has gas heating and PVC double glazed windows.

The hallway has a tiled floor and there is a gas fire in the sitting room.

The kitchen-dining room has a fitted kitchen comprising sink unit and presses, drawers and eye-level presses

Facts at a glance

Location: 2 Glen Dara, Kilteragh, Dooradoyle
Description: Three-bedroom semi-detached
Price: €210,000
Seller: De Courcy
Contact: 061-415188

tiled floor and aluminium sliding door.

The oven, four ring hob, dishwasher and fridge

freezer are all included, while the contents can also be purchased.

The utility room also has a tiled floor.

Upstairs, two bedrooms are en-suite and have built in wardrobes plus a hot press, while outside there is a side entrance, parking to the front and a walled in back garden.

Viewing is by appointment with De Courcy estate agents and is highly recommended.



Left: The asking price for No 2 Glen Dara is €210,000 with De Courcy estate agents

Big interest from US in Irish property

OVER 22% of overseas enquiries about Irish property are now coming from the United States, from a negligible base two years ago, according to the Real Estate Alliance (REA) nationwide survey on overseas enquiries and sales.

REA are offering Irish property vendors the chance to take advantage of this mini-boom by registering for the Alliance's upcoming Irish Property Exhibition in New York.

"Property buyers from the US are increasingly securing homes and investment properties in Ireland, buoyed by a strong dollar and the lure of a resurgent economy for emigrants," said James Lee of REA John Lee, Newport.

The average house price in the US in December 2017 was \$398,900 (€320,520), compared to the REA Average House Price survey national value of \$281,024 (€225,806),

so there is obvious value for American buyers in Ireland.

The first group to pioneer Irish sales in the US, REA are bringing thousands of properties to New York, giving a host of US buyers the chance to browse in comfort and talk to the experts on the ground.

The exhibition takes place in Fitzpatrick's Hotel, Manhattan, from 5-8pm on March 8 and further information on how to register your property can be found below.

"Last year we brought our second Irish property exhibition to the US and met with over 400 potential buyers. We saw many Irish families looking to return home, retirees looking to downsize, and young Irish people who were returning home to work," said Mr Lee.

"We had a high number enquiries from siblings looking to group together to buy property in Ireland, as well as people interested in

investment and holiday properties," he added.

"Enquiries from the UK now make up just 28% of all overseas calls to agents nationally – down from 36% a year ago. But while the UK still forms 28% of our overseas business, 22% is now coming from the US, 16% from Australia, 17% from mainland Europe and 17% from other locations – especially Canada and Dubai. Seventy five per cent of our members report an increase in enquiries from overseas in the last year."

"The resurgent economy is having a positive effect on the market with the number of overseas buyers enquiring about moving to live and work in Ireland rising by 20% over the past year."

Further details on the REA US Property Exhibition, and a list of local agents, can be found on www.realestatealliance.ie/NewYork2018 or email info@rea.ie for more.

REA

JOHN LEE



Mountcatherine, Clonlara, Co. Clare

Architecturally Designed 4 Bedroom Family Home in a Superb Location 10 minutes from Limerick City, 5 minutes from Corbally and 1.5km from Clonlara village. This 4 Bedroom Residence is beautifully designed and well proportioned throughout with numerous unique features. There are large living areas which are interconnected and lead to a spacious decking area to the rear. The mezzanine level offers stunning views of the surrounding countryside and is an ideal office/study location. This property must be Inspected to be appreciated.



Curraghduff, Newport, Co. Tipperary

REA John Lee are delighted to present this Beautifully Appointed 4 Bedroom Detached Home extending to c. 2,915 sq.ft. and standing on c. 7 acres of mature parkland. Set amidst the stunning backdrop of Keeper Hill, this Family Home is finished to a very high standard throughout with great attention to detail. It is approached by a tarmac driveway with electric wrought iron gates and mature lawns to both sides. There is a detached garage to one side and lands are paddocked with stud rail fencing. The property is located only 25 minutes from Limerick City & University.



Glendarrig, Newport, Co. Tipperary.

Residential Development Site with F.P.P. for 4 no. Detached Houses on the verge of Newport. The property is adjacent to Newport College and is only 5 minutes walk from the Main Street. This is a private development with mature surroundings and offers an excellent development opportunity.

WE'RE BRINGING PROPERTIES FROM ALL OVER IRELAND TO THE U.S.



Be a part of it as we bring homes and investment properties from all over Ireland to the REA Property Show in New York on the 8th of March 2018.

Register on www.rea.ie or email info@rea.ie to have your property listed.

REA

REA John Lee
Main Street, Newport, Co. Tipperary

T: 061 378121
M: 086 2351221

W: www.reajohnlee.ie
E: info@reajohnlee.ie

City suburbs

Three bed semi on Old Cork Road is an ideal starter or family home

ROONEY Auctioneers are pleased to bring this Old Cork Road property, which would make an ideal starter or family home, to market.

Number 47 Derrynane on the Old Cork Road is on the market for €170,000.

A three bedroom, semi-detached house, it is excellently located on the Old Cork Road in the city suburbs, central to all amenities.

Running to over 1,000 square feet (98.38 sqm), Rooney's say 47 Derrynane would make for an ideal starter or family home and viewing comes recommended.

The accommodation comprises of an entrance hallway with guest WC, kitchen/diner, living room and three bedrooms, one of which is en-suite, and the main bathroom.

It boasts gas fired central heating, double glazed UPVC windows, main water and sewage and is block built.

It is located on a cul-de-sac avenue. Carpets, curtains, blinds, light fittings and appliances are all included.

The entrance hall has a tiled floor and bathroom, which is fully tiled. The kitchen-diner is fully tiled and has a fully fitted kitchen, with appliances included.



Number 47 Derrynane, Old Cork Road is on the market for €170,000

Facts at a glance

Location: 47 Derrynane, Old Cork Road
Description: Three-bed semi
Price: €170,000
Seller: Rooney Auctioneers
Contact: 061-413511

There are patio doors to the rear garden.

The living room has a gas fireplace, bay window and double doors to the kitchen, plus wood flooring.

Upstairs, the bedrooms have wood floors and built-in

wardrobes.

The en-suite is fully tiled and has an electric shower.

The bathroom is fully tiled with bath.

Contact Rooney Auctioneers to arrange a viewing on 061-413511.



Abbeylock in Corbally is on the market with GVM Auctioneers

Spacious three bedroom home for sale in Corbally

GVM Auctioneers have a three bedroom semi-detached property for sale in Corbally.

The spacious house extending to approximately 107 square meters is located at Abbeylock, Corbally.

It is situated in small, quiet cul-de-sac in a much sought after and convenient residential location adjacent to all amenities including schools, shopping centre and public transport, while it is just a ten minute walk to the city centre.

There are three bedrooms and two bathrooms in the house, which has wooden floors and storage under the stairs in the entrance hallway, plus downstairs bathroom.

The sitting room has a fireplace as well as wood flooring and double doors.

The fully fitted kitchen has tiled flooring and a patio to door to the rear.

Facts at a glance

Location: Abbeylock, Corbally
Description: Three bed semi
Price: €169,000
Seller: GVM
Contact: 061-413522

One of the bedrooms is a double with built-in wardrobes, while the en-suite has an electric shower.

Both the other double room and the single room have built-in wardrobes. The hot press has an electrical immersion, while the bathroom has the usual fittings, is fully tiled and has an electric shower.

Abbeylock is on the market for €169,000 and viewing is recommended.

Contact GVM Auctioneers on 061-413522 for more information and to arrange a viewing of this Corbally property.

Power & Associates mark 25th anniversary by making significant changes

POWER & Associates Commercial Property Consultants and Chartered Surveyors, in its 25th year of business has from February 1 traded as Power Property Commercial & Residential Property Consultants, Chartered Valuation Surveyors and Estate Agents.

This firm, which has become one of the leading independent firms of Commercial Property consultants, has announced significant changes in its organisation with offices in Limerick, Galway and Athlone.

This week PJ Power, Managing Director of the firm announced that the company is making significant changes to its business including the change to Power Property.

Over the past twenty five years, Power & Associates has specialised in the provision of commercial property services and now has created a Residential Department. The services to be provided by Power Property will include; Valuation, Compulsory Purchase Order, Rating, Commercial Sales, Lettings & Acquisitions, Rent Reviews, Property Portfolio Audits, Mortgage Valuations, Asset Management, De-



Power Property Commercial & Residential Property Consultants, Chartered Valuation Surveyors and Estate Agents: PJ Power, Managing Director, Claire Moran, Associate Director, Susan Lenane, Director and Emma O'Meara, Associate Director

velopment Consultancy and Residential Sales and Acquisitions.

The Board of Directors of Power Property have announced the ap-

pointment of Susan Lenane to the position of Business Development Director. Susan who joined the company in 2007 will now be responsible

for the development of the business and implementation of the company's business development programme.

Power Property has appointed Emma O'Meara, BSc (Hons) who joined the company in 2013, to the position of Associate Director Professional Services. Emma will have responsibility for the Professional Services in the Limerick office but will also be working closely with Andrew Carberry, Director, in relation to the provision of Professional Services throughout the company.

Power Property has appointed Claire Moran, BSc (Hons) Real Estate, H.Dip Bus., who joined the company in 2016, to the position of Associate Director. Claire will have responsibility for the new Residential Department created within Power Property.

Naomi Power, who has been with the company since 2000, will take over the responsibility of Company Secretary.

Power Property also welcomes to its Limerick team, Ciara O'Brien who has joined the Limerick Office and will be responsible for the administration of the office.

For more information contact Susan Lenane; susan@ppg.ie; tel 061 318770.



HOME & INTERIORS

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

Ten tips to freshen your home



Pantone colour of the year for 2018 is ultra violet - inject this luxurious tone around your home with cushions, fabrics, homeware, furniture, and perhaps a wall or two

Have you been hooked by that excitement brought by the new year to embark on positive change in your life?

Well, transforming your surroundings and refreshing your home for the year ahead can be incredibly symbolic in supporting any change you wish to implement.

The fascinating environmental psychology theorem of 'place attachment' demonstrates how strong the bond is between a person and their environment, meaning that adapting or altering the space in which we live can have a subconscious, positive influence on us and even be a visual reminder of our new year resolutions. At the very least, a good refresh of your home decor gives it a new lease of life, ready to face 2018 with vitality and energy!

With this in mind, the experts at Alexander James Interior Design, recognised as one of the world's leading designers, have put together their 10 easy tips to refresh your home for the new year which don't require extensive funds or efforts. So go on, have some fun and enjoy revitalising your beautiful home!

DECLUTTER AND DE-STRESS

Do away with all those home accessories and furniture pieces that are holding your home back from looking fresh and stylish.

Decluttering 'de-stresses' and simplifies your home, allowing for a space in which every item has a considered, rightful place and creating a sense of harmony throughout. It is the perfect way to create a blank canvas to redesign and refresh your home décor!

TRENDSET WITH 2018'S COLOUR OF THE YEAR

Refresh your home this new year with the very fashionable, newly announced



Scent plays such an important role in interior design, influencing how we experience a space. Diffusers and candles are an economical way of achieving a fresh experience

Pantone colour of the year 2018, Ultra Violet!

Inject this stunning shade into your interiors by using it as an accent colour, punctuating throughout with new cushion fabrics, artwork and homewares.

REPOSITION AND RESET

Rearranging your furniture is the greener, cheaper and simpler way to refresh your rooms. In just a few simple movements, you can transform the ambience of a room and make a huge impact.

Place furniture in an entirely new location in the room, rotate them in a different direction or even swap pieces from different rooms.

IMPACT WITH ARTWORK

Replacing your artwork with new pieces is an extremely effective way of creating a fresh visual impact in your interiors.

It can change the key focal point of a room, completely shifting the style or tone of the space in a different direction, or it can be a powerful means of punctuating with your new scheme's accent colour. If your purses are feeling a little stretched after Christmas, moving artwork into different rooms can have the desired effect!

LUXURIATE WITH CUSHION FABRICS

An affordable and gorgeously indulgent way to refresh your home for the new

year, replacing your cushion fabrics is the perfect way to treat yourself in 2018! It allows you to introduce a new accent colour to your decor or rich, tactile textures, setting the tone of the whole interior. We recommend cushion fabrics by Villa Nova, Zoffany and Kirkby Design, for a plush, quality feel.

RESTYLE YOUR HAVEN

What better way to begin the year than with a brand new bedding set and throw?

AMBIENT AROMAS

Scent plays such an important role in interior design, dramatically influencing how we experience a space.

We recommend the luxurious candles and diffusers from Jo Malone and The White Company, particularly this exotic Lime Basil and Mandarin candle and this Indian Ocean breeze Seychelles Diffuser.

REVITALISE YOUR COFFEE TABLE

Make your coffee table a focal point in the room, restyling it with beautiful books, ornaments and a diffuser or candle. If you prefer a minimalistic look, use the rule of three to ensure it looks balanced and stylish.

"The rule guideline of threes say that things arranged in odd numbers are more appealing, memorable, and effective than even-

numbered groupings. Three seems to be 'the' magic number." - Apartment Therapy.

FRESHEN WITH FLORALS

Whether you opt for fresh flowers that emit an exquisite floral scent, or faux flowers that offer a beautiful authentic look, adding florals to your interiors is the perfect way to refresh your home for the new year.

Display in all rooms to abundantly rejuvenate your entire home interiors with life and vitality, and for a twist of style, arrange your flowers in vases of different heights and widths.

ENHANCE WITH LIGHTING SCHEMES

Rethinking your room's lighting scheme can create a new atmosphere and give it the boost it needs. Introduce ambient or background lighting where there isn't already, or accent lighting to highlight special features, colours and patterns in furnishings.

Adding table lamps and floor lamps can also make for a stylish feature in any room, enhancing key areas and making rooms look more spacious.



A new bed spread or throw can revitalise your bedroom



Floor and table lamps can be a stylish feature in any room



HOME & INTERIORS

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

Intriguing past, busy present and a bright future at Browsers

AS recently as 1990 the furniture Mecca that is now Browsers was used solely for the storage and shipping of antiques to Europe.

With that heritage in furniture behind it, a shop opened on the premises, though at that time the only area being used as a retail space was the ground floor.

In 2004 a major renovation took place creating 14,000 square feet of carefully designed show rooms - the Browsers you know and love today.

Geri O'Toole, who used to work in the family business during her school holidays, always had an exceptional flair for interiors.

After secondary school she studied Interior Design & Interior Architecture in Dublin and Limerick.

On completing her studies in Ireland, her father suggested that she travel to London to work under the very talented and renowned Christopher Hodson, who has worked closely with Mick Jagger and Jackie Onassis, to name but two.

Finishing her work experience she crossed Pimlico Road in London to finish her apprenticeship in the renowned Jamb.

Geri returned to Limerick and waved her magic wand over Browsers turning it into an interior Design and retail haven. Her experience in London gave her an insight into the edgy London style while keeping her own unique taste. The future looks very bright at the William Street store. Why not pop in for a browse yourself?



Geri O'Toole, Browsers, left, at a Network Ireland Limerick event she hosted in the store, with Edwina Gore and Sally Ann Hartigan

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REA

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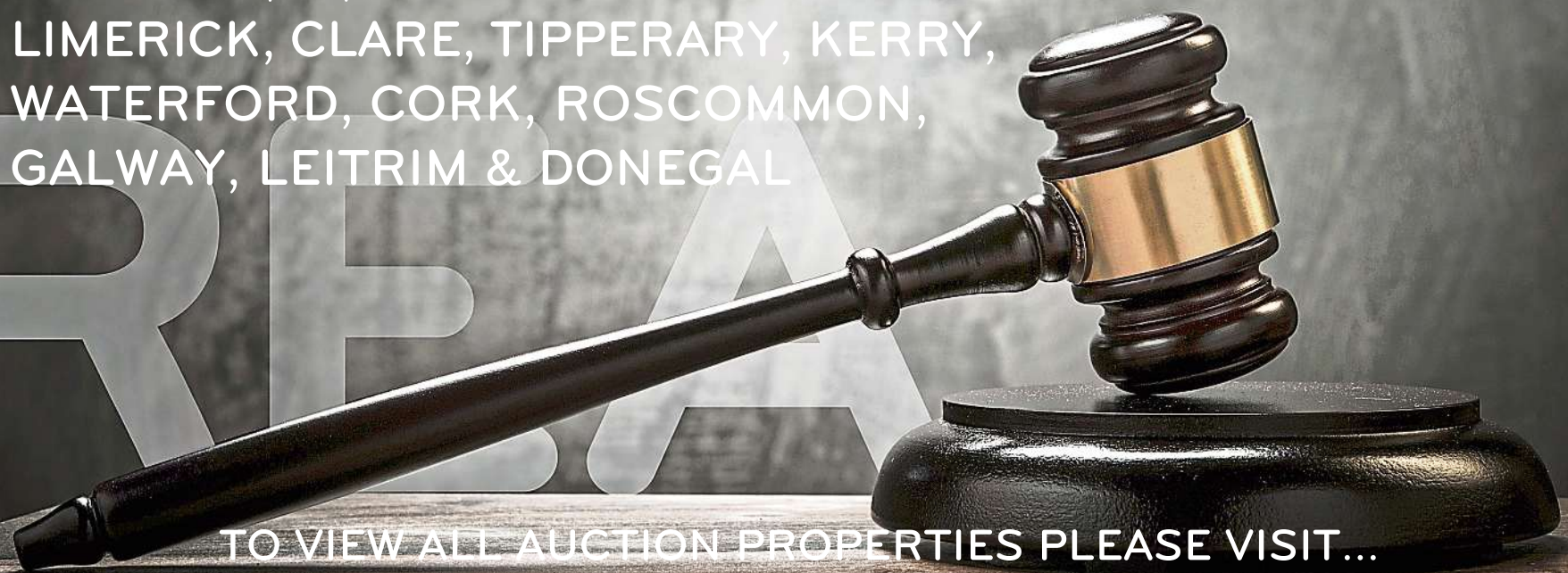
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WEDNESDAY, 28th FEBRUARY, 2018

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VENUE...

Limerick Strand Hotel

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