

MID-WEST REPORT

Building, business

Developments in designated area

ONE OF the first housing projects within the designated area of Limerick was by T. Healy Developments. These attractive town houses at the top of Pennywell Road were a sellout even before they were built.

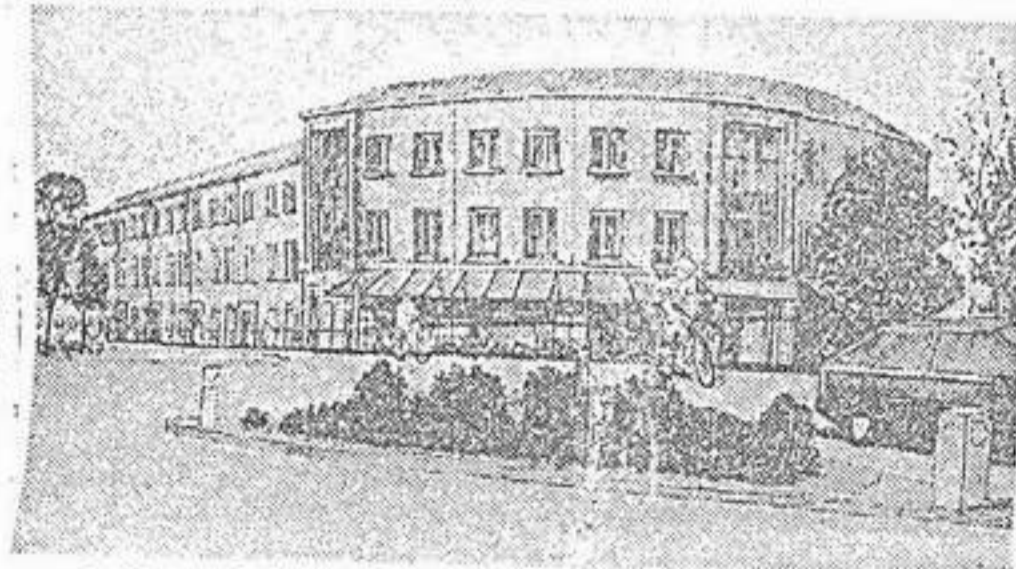
As a result, Healys are now building 18 new town houses — to be known as The Gardens — on the Good Shepherd site and, again, most of those already have been sold.

Not content with their success in the inner city, Healy Developments are now about to begin building an exclusive small scheme of seven large detached houses on the Old Park Road, Corbally, one of the most sought after locations in Limerick. Healys are also building 18 holiday homes in Kilkee and the gas central heating in these homes has helped to arouse a keen interest in the properties.

Lock Quay scheme

THE Lock Quay development — a project by John Reidy — comprises seven individual three-storey office suites, two larger semi-circular commercial buildings, six three-bedroom and three two-bedroom town houses.

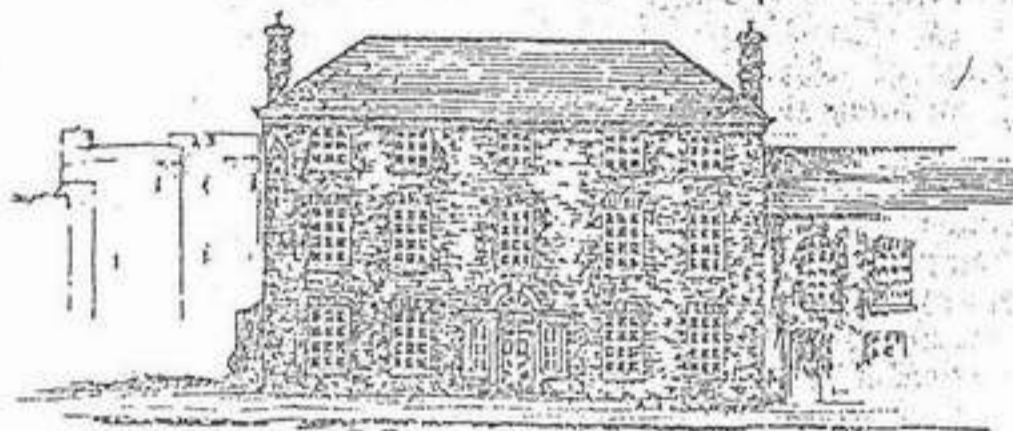
This £3 million project now under way represents a further significant investment in the Limerick inner city and an indication of the strength of the market is the fact that all commercial units and office suites have been pre-sold prior to commencement.



Part of the plans for the new Lock Quay scheme.

The Town Hall development

CHARLES HUMPHRIES believes with justification that he has built more developments in the Designated Area of Limerick than any other developer, having been responsible for ICC House, six properties opposite The Granary, and four in Church Street off John's Square.



The 17th century palace for Church of Ireland Bishops in Limerick, now being restored by the Limerick Civic Trust.



ABOVE . . . part of the attractive Johnsgate Village near the historic walls of Limerick city.

However, his latest development looks like overshadowing these undoubted successes. The Town Hall project directly opposite the impressive new Arthur's Quay Centre.

The gracious Town Hall will have 17,000 square feet of retail space at its disposal and nearly the same amount of office space (16,500 square feet). Planning permission has just been granted and the entire facade of the original building will be retained.

Charles Humphries himself will be building the new centre with Paddy Leyden as architect and Michael Punch & Partners the engineers to the project. "I see it developing as a small financial centre perhaps; or as a large store which is a role that would suit it admirably. Or even as a series of stores within an overall store — something on the Switzers Dublin concept."

Whatever its eventual function, the Town Hall will be yet another visual asset to the city.

John's Gate Town Homes

RECENTLY opened is a superb new development of 14 houses situated near the historic site of the original walls of Limerick city, adjoining John's Street, Limerick, adjacent to St. John's Cathedral. The development is mainly three-bedroomed ideally suited to self-catering visitors.

The houses are finished to a high standard, and the main bedroom has bathroom en suite. There is also a colour TV, cable in all houses, with a telephone and fax facility.

One of the houses is occupied by the manageress, as residential accommodation and office for the on-site management of the development.

It is intended to attract several distinct groups of holiday makers to the area, and special attention will be given to encourage visitors with recreational interests to base their holidays at John's Gate Village. Sport, such as golf, fishing, equestrian, sailing and boating are all available nearby.

Walking on air in Limerick

STOCKING the better quality carpets from the top Irish manufacturers and importing directly from Europe — notably from Holland, Greece and Belgium — the Carpeteria on Limerick's Dublin Road, the biggest stockist of Axminster in Munster, has also built a major reputation for designer wallpaper, furniture (including suites), and soft furnishings in the two years it has been established.

Managing director Dermot Joyce, who comes from a family which has been trading in Oughterard since 1840 and has been famous for carpet for at least thirty years, is pleased with the success of his Limerick business based in a 12,000 square feet warehouse and at that, none too large for the steadily growing volume of business the Carpeteria is enjoying.

This success is undoubtedly related to the fact that people are buying better carpets now than they used to: "They're buying better to last longer", says Dermot, "quality carpets are an economy in the long run."

But the Carpeteria can also provide a full interior design service through Dermot's fiancée Laura Sparks from Laguna Beach, California who will brilliantly interpret your ideas whether they are traditional or avant garde.

Serving Europe from Tipperary

ATARI GAMES IRELAND LTD. is the European manufacturing and sales subsidiary of Atari Games Inc., Milpitas, California. The company's manufacturing plant is located in Tipperary with sales offices in the UK. Originally established in Europe in 1978, the company is Europe's leading manufacturer of coin-operated electronic games.