

FOR SALE

95A Dundaniel Road,
Coolock,
Dublin 5

Residential Investment
Tenants Not Affected



SUMMARY

- Standalone residential Investment
- Comprising 6 apartments
 - 3 x 1 beds
 - 3 x 2 beds
- 8 surface car parking spaces
- Pasing rent of €37,200 p.a. with vacant possession of 3 units
- Guide Price of €1,000,000
- Significant reversionary potential through refurbishment and leasing of vacant units
- Guide price equates to €166,000 per unit.



LOCATION

95A Dundaniel Road is located in Coolock, Dublin 5. Coolock is a large residential suburb of Dublin City. Surrounding neighbourhoods include Beaumont to the South, Santry to the West, Artane to the East and Clonshaugh to the North.

The subject property is located on the junction of Dundaniel Road and Coolock Lane, approximately 850m to the east of Junction 2 of the M50.

There are several local amenities nearby including DCU, Beaumont Hospital, local parks, primary and secondary schools, sporting clubs, with shopping facilities at Artane Place, Northside and OMNI Park Shopping Centre which features a large Lidl supermarket and Marks and Spencer's Food Hall. The area is also well serviced by a choice of bus routes.



5km from
Dublin City Centre



850m from
the M50



3.5km from
Dublin City University



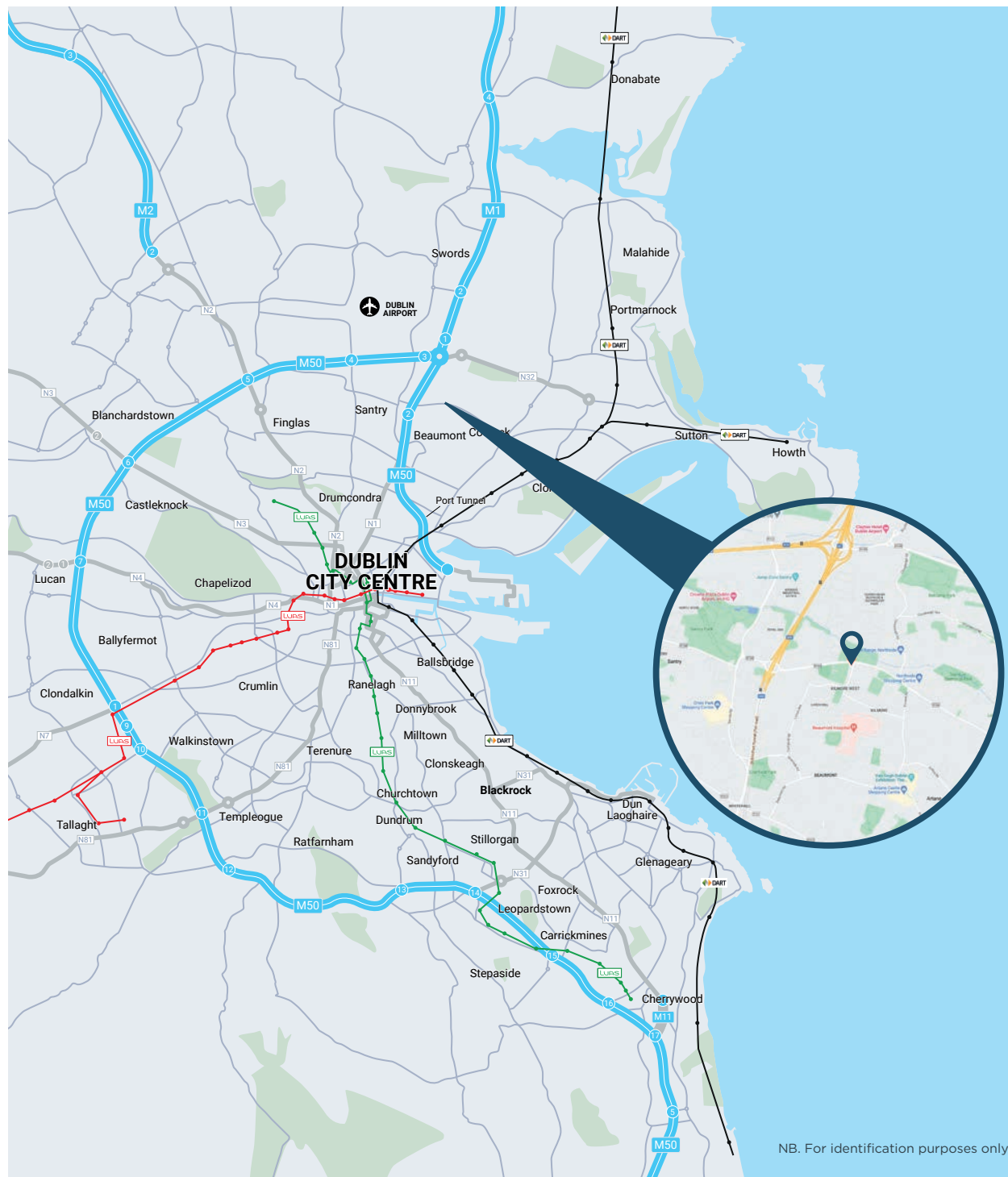
500m from
Beaumont Hospital



Close to Artane Place
and OMNI Park
Shopping Centre



10 mins to
Dublin Airport



DESCRIPTION

The subject property comprises a 3-storey, standalone block of apartments. The façade of the property is a mix of brick and render.

Each of the vacant apartments are unfurnished, save for the kitchens which are fitted, and each apartment has a balcony/terrace.

There is a private car park for residents to the front of the property, which provides parking for approx. 8 cars.

There are 3 x 1 beds and 3 x 2 beds. The property is currently 50% occupied providing an incoming investor with the opportunity to substantially increase the rental income.

ACCOMMODATION SCHEDULE

APT NO.	FLOOR	NO OF BEDS	AREA SQ.M.	AREA SQ.FT.	LEASE RENT	STATUS
1	Ground	2	60 sq.m	640 sq.ft.	-	Vacant
2	Ground	1	46 sq.m	500 sq.ft.	-	Vacant
3	1st	2	60 sq.m	640 sq.ft.	€13,200	Occupied
4	1st	1	46 sq.m	500 sq.ft.	€12,000	Occupied
5	2nd	2	60 sq.m	640 sq.ft.	€12,000	Occupied
6	2nd	1	46 sq.m	500 sq.ft.	-	Vacant
Total			318 sq.m	3,420 sq.ft.	€37,200	

***NB:** Prospective purchasers should satisfy themselves as to the accuracy of the above information.





TITLE

Refer to Legal Pack via OFFR.

GUIDE PRICE

Excess €1,000,000 exclusive of VAT.

BER

BER D1 D2

VAT

Refer to agent.

SOLICITOR

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VIEWING

Viewings are strictly by appointment via
QRE Real Estate Advisers

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