Kelly Bradshaw Dalton
165 Drumcondra Rd Lower
Drumcondra
Dublin 9
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Yield 10.6% - 27 Fontenoy Street, Phibsborough, Dublin 7

Starting Bid: €875,000.00

For sale by Kelly Bradshaw Dalton via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsold.ie. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

MULTI UNIT INVESTMENT PROPERTY / 10.6% YIELD / CENTRAL PHIBSBORO LOCATION / RED BRICK

This excellent investment opportunity comes to the market incorporating 4 self contained residences and is ideal for an investor or home and income buyer seeking a strong rental yield in the heart of Dublin 7.

The accommodation briefly comprises 3 self contained apartments plus an attached 4 bedroom maisonette style residence to rear.

Each of the 3 self contained units comprises a living room come kitchen, a double bedroom and a bathroom.

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The location of the property is second to none with the City Centre and Phibsborough Village within a five minute walk. Only a mere stroll from the new Grangegorman College Campus, The Phoenix Park, The Four Courts and King's Inns, there is a vast selection of amenities in close proximity. Public transport links are well provided for with numerous bus routes to Dublin City Centre and surrounding areas. The Smithfield Luas stop is within walking distance and the M50 is also easily accessible by car.

Rent Breakdown

Flat 1, 27 Fontenoy Street €1,759

2/27 Fontenoy Street €1,178

3/27 Fontenoy Street €1,291

27A Fontenoy Street €3,500 - Market Rent for 4 Bed Residence (Currently in 2 units)

Total Potential Monthly Rent: €7,728
Total Potential Annual Rent: €92,736
YIELD 10.6%

Features
Strong Rental Yield c.10.6%
Excellent location with a very strong rental demand
Red brick property
Double Glazed windows
Easy Rented Units

BER and Size Details:

27 A FONTENOY STREET
BER C2 / BER no. 111324026
Floor Area: 114.43 (m2)

FLAT 1 27 FONTENOY STREET
BER G / BER no. 107548661
Floor Area: 38.8 (m2)

FLAT 2 27 FONTENOY STREET
BER G / BER no. 107548661
Floor Area: 23.4 (m2)

FLAT 3 27 FONTENOY STREET
BER G / BER no. 107548554
Floor Area: 20.5 (m2)

Directions
From Phibsborough, turn left onto North Circular Road, then turn right onto Berkeley Road continue onto Mount Street, then turn right onto Fontenoy Street. No. 27 Fontenoy Street is

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located at the end of the street on the left hand side clearly marked by the Kelly Bradshaw Dalton For Sale sign.

TO VIEW OR MAKE A BID Contact Kelly Bradshaw Dalton or iamsold, www.iamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.

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