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## **13 Synnott Place, Phibsborough, Dublin 7**

### **Starting Bid: €775,000.00**



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](https://iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

**INVESTMENT OPPORTUNITY / 6 DOUBLE ENSUITE BEDROOMS / PERIOD PROPERTY OVER FOUR FLOORS / LOW MAINTENANCE RESIDENTIAL & COMMERCIAL / CITY CENTRE LOCATION**

We are delighted to present 13 Synnott Place, Dublin 7, an impressive four-storey investment property offering strong, diversified income in one of the city's most vibrant rental locations. Fully occupied and generating a total annual income of €83,000, this turnkey asset provides an exceptional yield at the guide price of €775,000.

The property is arranged over four levels and includes a large basement with independent access, a ground-floor commercial unit currently trading as a barbers, and the first and second floors laid out as six spacious ensuite double bedrooms with a shared kitchen and utility room. The upper residential floors produce €5,400 per month (€64,800 annually) and the commercial unit provides €300 per week (€15,600 annually). Together, these income streams deliver a strong, reliable return and make 13 Synnott Place an outstanding

opportunity for investors seeking a high-performing property in a proven Dublin rental market.

The basement is currently being used as a storage area however there is the possibility subject to planning permission of converting this space into an ideal self contained apartment.

The accommodation is well maintained throughout, with consistent demand and low vacancy due to its central position close to the city centre, Phibsborough, excellent transport links, local cafés, shops, and amenities.

Early viewing is highly recommended.

#### Accommodation

Basement Level

Self-contained Basement

Independent access

Ideal for owner-occupier/staff use

#### Ground Floor - Commercial Unit

Currently occupied and trading as a barbers

High-visibility frontage in a high-footfall location

Generating €300 per week in rental income

#### First & Second Floors

Six well-presented ensuite double bedrooms

Communal kitchen and utility room

Consistently strong occupancy and demand

#### Income & Investment Highlights

Total annual rental income: €80,400

Main House (6 Ensuite Rooms): €64,800 p.a.

Ground Floor Barbers: €15,600 p.a.

Guide Price: €775,000.

#### FEATURES

Impressive four-storey investment property in a sought-after Dublin 7 location.

Multiple income streams: residential and commercial.

Six spacious ensuite double bedrooms.

Shared fully equipped kitchen and utility room for upper-floor accommodation.

Ground-floor commercial unit currently operating as a barbers.

Strong, stable rental income of €83,000 p/a.

Attractive façade with good street presence.

Property maintained to a good standard throughout.

Located moments from city centre, Phibsborough, LUAS, shops, cafés, and major bus routes.

Ideal turnkey opportunity for investors seeking a high-yield, low-vacancy asset.

To access the legal pack, please copy and paste the link below

<http://www.iamsold.ie/properties/9de71868ab734b5cb3336cdcf426818f/auction-pack>

TO VIEW OR MAKE A BID Contact Kelly Bradshaw Dalton or iamsold, [www.iamsold.ie](http://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

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