

FOR SALE BY PRIVATE TREATY

126 LEINSTER ROAD, RATHMINES, DUBLIN 6
(RESIDENTIAL INVESTMENT OPPORTUNITY)



- Recently refurbished residential investment property in prime location
- Six 2/3 bedroom self-contained apartments with adjoining 3 bedroom Coach House
- Private car park (minimum 13 spaces)
- Rental income potential of circa €110,000 pa
- Proven rental location within walking distance of Rathmines
- Minimum management required



 **KELLY WALSH**
property advisors & agents

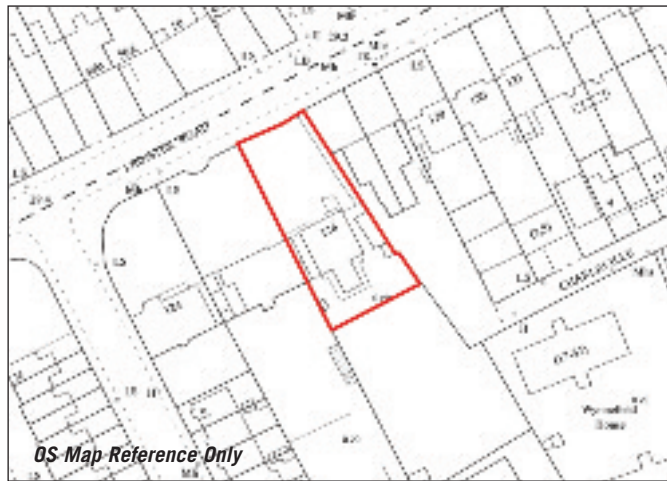
SALES AGENTS

BER EXEMPT

01.664.5500

Kelly Walsh 15 Herbert Street, Dublin 2

www.kellywalsh.ie



LOCATION

The asset comprises a refurbished listed detached period dwelling located at 126 Leinster Road, Rathmines, Dublin 6.

The main dwelling is located on the East side of Leinster Road. It is set back from the main road. The area to the front of the property has been laid out for car parking (minimum 13 spaces).

DESCRIPTION

The property comprises a three storey structure and has been converted into six apartments, two at each level. In addition there is a Coach House adjoining the main building.

All of the units have been refurbished to include new kitchens and carpet throughout and are ready for immediate re-letting.

In addition the entire has been redecorated and new tiling applied to the wet areas.

Generally the accommodation and sizes of each unit is as follows. These measurements have been taken from plans provided and are subject to verification.

DESCRIPTION	SQ M	SQ FT
Apartment 1 Lower Ground	57	614
Apartment 2 Lower Ground	57	614
Apartment 3 Upper Ground Floor	52	560
Apartment 4 Upper Ground Floor	52	560
Apartment 5 First Floor	59	635
Apartment 6 First Floor	59	635
Coach House (126A)	56	603

**Estimate Only*

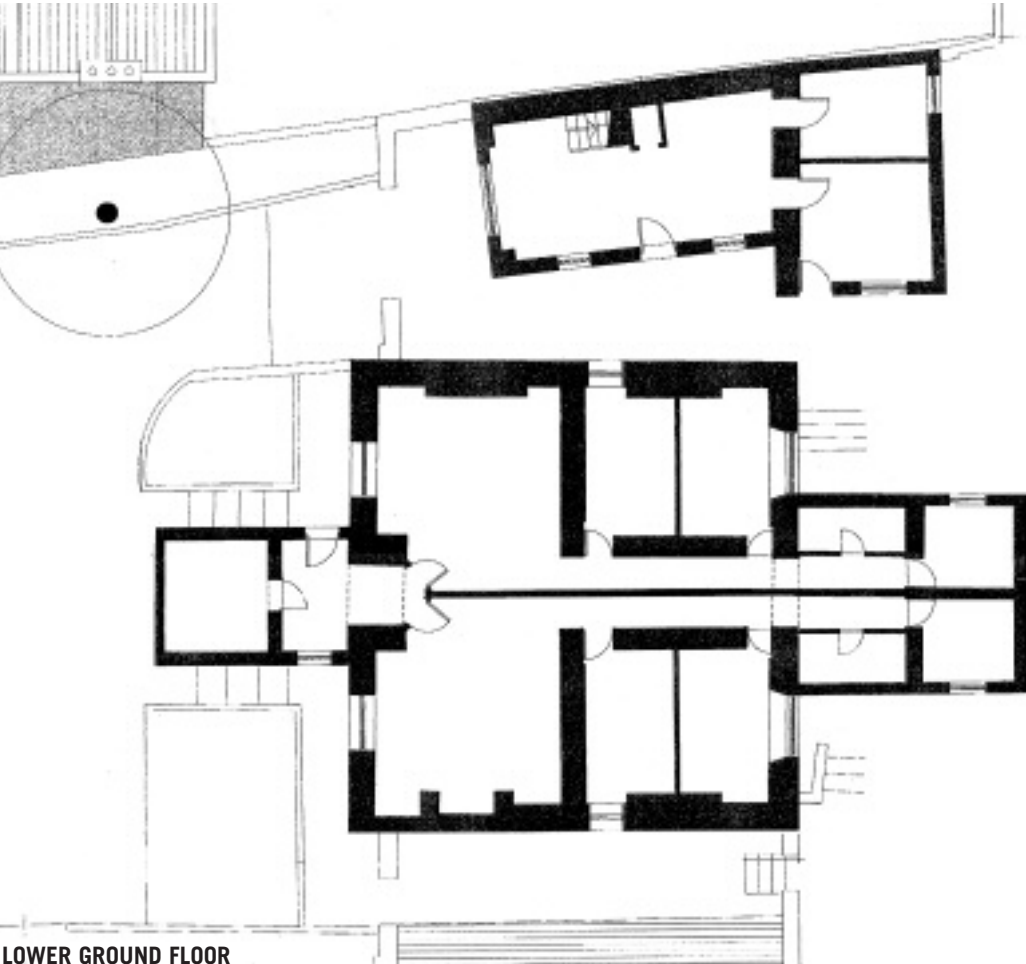
Generally speaking the units in the main house comprise 2/3 bedroom units. The Coach House known as 126A comprises a two storey structure and has three bedrooms.

The property will be sold with the benefit of full vacant possession. In our opinion an annual rental income of circa € 110,000 pa is achievable.

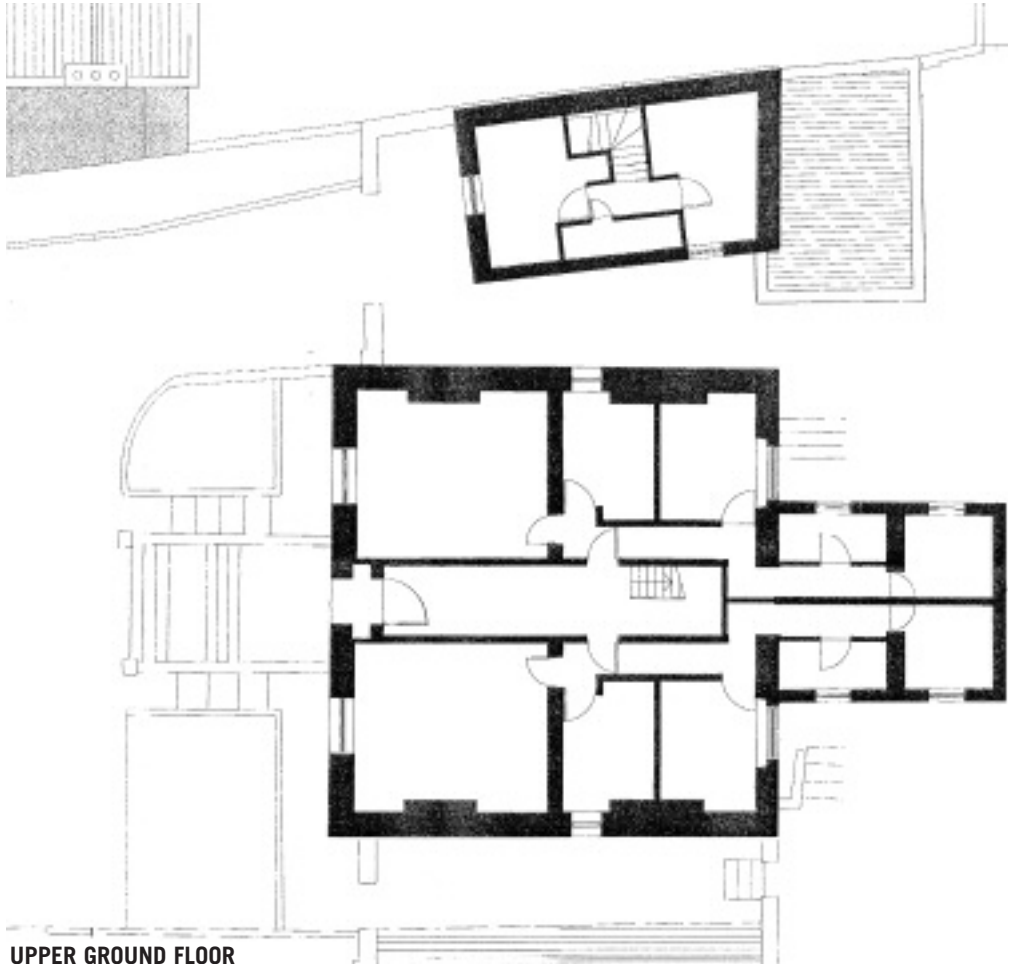
There is a small garden/yard to the rear of the property with a number of outbuildings for additional storage.

FLOOR PLANS

**Floor plans are indicative only.*



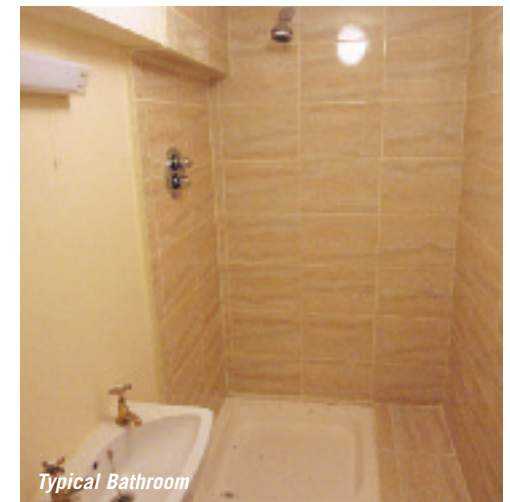
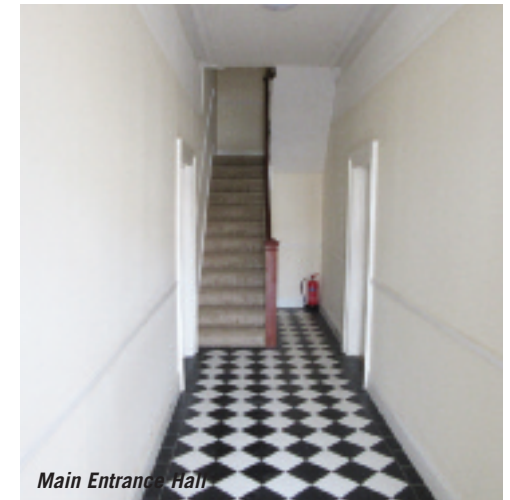
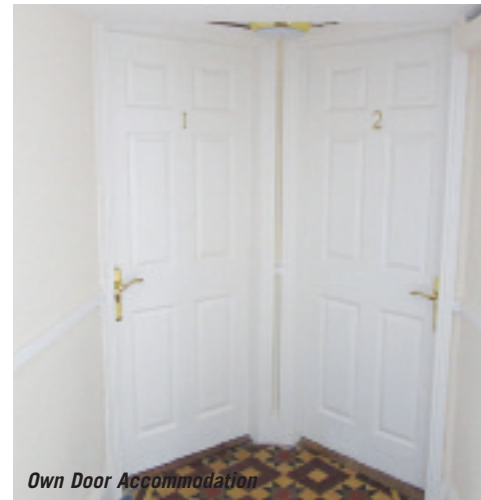
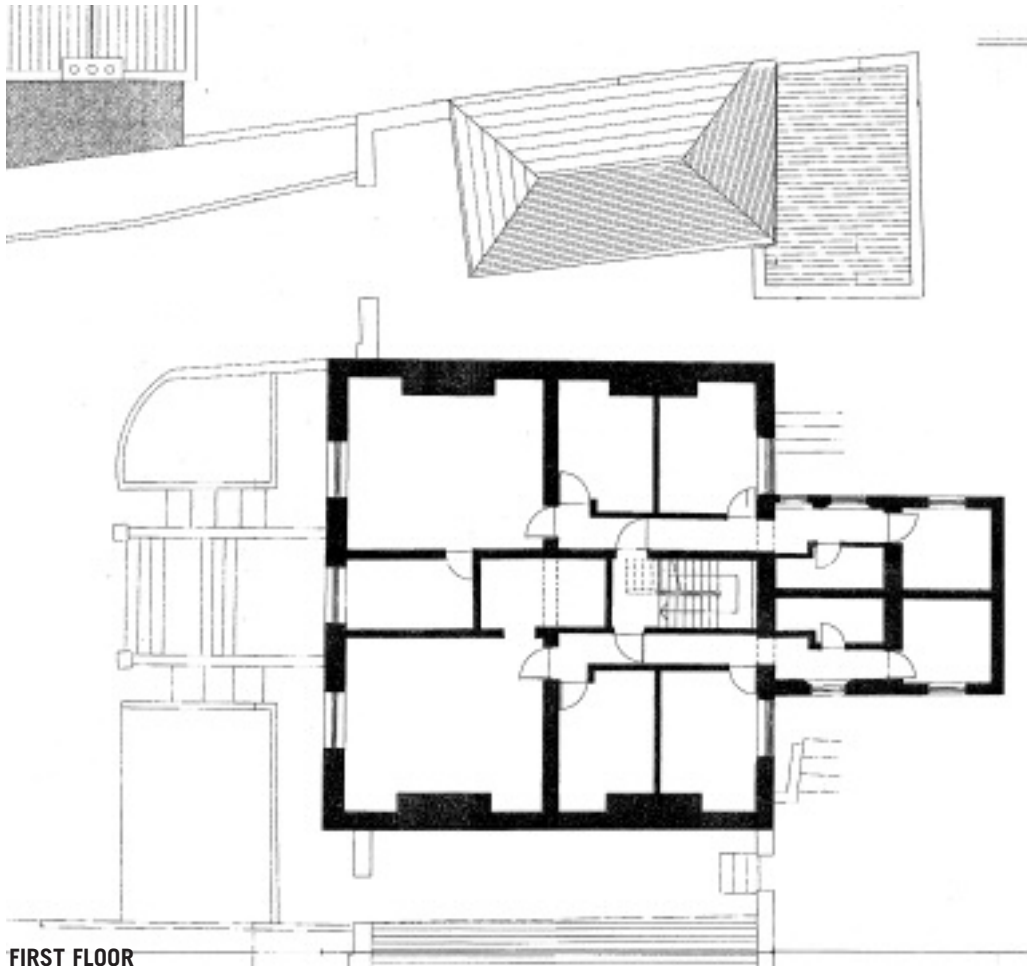
LOWER GROUND FLOOR



UPPER GROUND FLOOR

FLOOR PLANS

**Floor plans are indicative only.*



BER DETAILS

BER Exempt.

SERVICES

All mains services are available and connected to the property.

VIEWING

Strictly by prior appointment with the selling agent.

SALES AGENT

For more information and to arrange viewings please contact **Jeremy Kelly** at Kelly Walsh or by visiting www.kellywalsh.ie.

PSRA Licence No: 002885



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Living Room Coach House



Typical Living Room



Typical Kitchen



Typical Kitchen

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