



The Mills, Twelfth Lock, Castleknock, Dublin 15



The Mills, Gate Lodge, Twelfth Lock, Castleknock, Dublin 15



Belleville, Blackhorse Avenue, Dublin 7

FOR SALE BY PRIVATE TREATY

EXCELLENT INVESTMENT OPPORTUNITY

PORTFOLIO OF 21 RESIDENTIAL PROPERTIES IN TWO PRIME LOCATIONS

3 UNITS AT THE MILLS, TWELFTH LOCK, CASTLEKNOCK, DUBLIN 15
and 18 APARTMENTS AT BELLEVILLE, BLACKHORSE AVENUE, DUBLIN 7

- One 4-bedroom house, two 3-bedroom penthouses and 18 2-bedroom apartments for sale in one lot
- Excellent standard of construction in prime locations
- Currently producing rental income of €267,312 per annum with potential for rental growth
- Walking distance to Castleknock Village and Phoenix Park

SELLING AGENTS



KELLY WALSH
property advisors & agents

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THE MILLS, TWELFTH LOCK, CASTLEKNOCK, DUBLIN 15

LOCATION

The Mills development comprises a gate lodge house and two blocks of apartments located within a gated landscaped development overlooking the canal. It is a small private development with an attractive brick façade.

The development is accessed from the old Navan Road and overlooks the 12th Lock in Castleknock, Dublin 15.

The surrounding area provides a good mix of residential and amenity uses such as The Phoenix Park, Castleknock Golf & Country Club and Luttrellstown Castle. Castleknock Village has a wide variety of bars, restaurants and neighbourhood shopping facilities. Blanchardstown Shopping Centre is also in close proximity, it provides for all forms of retail and leisure requirements.

The properties are located close to the M50 and N3. There are excellent public transport amenities including Dublin Bus and the Castleknock train station nearby.



SCHEDULE OF ACCOMMODATION

Number	Type	Estimated Size
19	3 Bed Penthouse	1,500 sq.ft
39	3 Bed Penthouse	1,500 sq.ft
41/42 (Gate Lodge)	3 / 4 Bed House	1,600 sq.ft

SCHEDULE OF INCOME

We have been informed that the units are let under standard residential tenancy agreements.

The rental income for 2013 (Jan-Dec) was as follows:

Number	Type	Rental Income per Annum
19	3 Bed Penthouse	€ 13,200
39	3 Bed Penthouse	€ 14,400
41/42 (Gate Lodge)	3 / 4 Bed House	€ 16,800
TOTAL		€ 44,400

THE MILLS, TWELFTH LOCK, CASTLEKNOCK, DUBLIN 15

- The development is in a much sought after location in Castleknock overlooking the canal.
- The Mill is a small and attractive development in a good location.
- The penthouse apartments are located in a small block of apartments with views overlooking the canal.
- The apartments are very spacious.
- The gate lodge is located at the entrance to the development and is in good condition.
- There is one designated space with each property and there is visitor car parking.
- Historically the properties have always rented well and are fully furnished.



The Twelfth Lock, Castleknock



The Mills Penthouses



Penthouse Master Bedroom with Ensuite



The Gate Lodge



Gate Lodge Living/Dining/Kitchen

18 APARTMENTS AT BELLEVILLE, BLACKHORSE AVENUE, DUBLIN 7

The asset comprises 18 apartments located within the Belleville residential development in Blackhorse Avenue, Dublin 7.

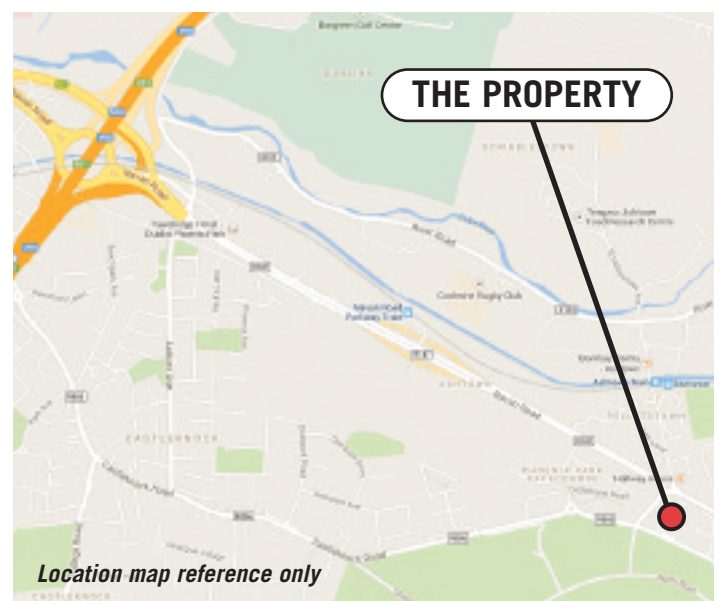


LOCATION

Belleville is located at the junction of Blackhorse Avenue, the Castleknock Road and the Ashtown Gate entrance to the Phoenix Park. It is an attractive scheme comprising low-rise apartments and houses. All parking is located to the front of the residential units.

The scheme is conveniently located within easy access to the M50, N4 and the city centre. The Castleknock train station is located nearby and the area is well served by Dublin Bus.

The surrounding area provides a good mix of residential and amenity uses such as The Phoenix Park, Castleknock Golf & Country Club and Luttrellstown Castle. Castleknock Village has a wide variety of bars, restaurants and neighbourhood shopping facilities.



18 APARTMENTS AT BELLEVILLE, BLACKHORSE AVENUE, DUBLIN 7

SCHEDULE OF INCOME

We have been informed that the units are let under standard residential tenancy agreements. We have not had sight of any lease documentation and have assumed for the purpose of this exercise that no issues exist.

The rental income for 2013 (Jan-Dec) was as follows:

Number	Type	Size sq.m	Rental Income	Service Charge
81	2 BED	75	€12,000	€1,005
81	2 BED	75	€12,000	€1,005
82	2 BED	75	€12,000	€1,005
84	2 BED	75	€12,000	€1,005
85	2 BED	75	€12,000	€1,005
86	2 BED	75	€12,000	€1,005
87	2 BED	75	€11,100	€1,005
88	2 BED	75	€12,000	€1,005
89	3 BED	115	€14,400	€1,149
90	3 BED	115	€15,600	€1,149
91	2 BED	75	€12,600	€1,005
92	2 BED	75	€10,800	€1,005
93	2 BED	75	€12,000	€1,005
94	2 BED	75	€12,600	€1,005
95	2 BED	75	€12,000	€1,005
96	2 BED	75	€12,600	€1,005
97	2 BED	75	€10,800	€1,005
98	2 BED	75	€12,600	€1,005
TOTALS		1,430	€221,100	€18,378

We understand that there was close to 100% occupancy during the course of 2013.



Belleville Front View



Belleville Rear View



Internal of Apartment



Internal of Apartment

18 APARTMENTS AT BELLEVILLE, BLACKHORSE AVENUE, DUBLIN 7

- The apartments are located in an established and well-maintained development.
- The properties are in a prime location adjacent to the Phoenix Park, Navan Road, Castleknock and have easy access onto the M50.
- The apartments are in general in good condition.
- Historically the properties have always rented well.
- All the apartments are fully furnished.
- The units could achieve higher rents with some minor upgrading.
- The overall development is maintained to a high standard.



BER

BER Certificates available on request.

PRICE

On application.

VIEWINGS

Strictly by prior appointment.

CONTACT

For more information and inspections, please contact **Garvan Walsh** at Kelly Walsh Property Advisors & Agents. E-mail: garvan@kellywalsh.ie

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