

Radcliff Hall

SANDYMOUNT
DUBLIN 4

HIGHLY REVERSIONARY PRIME RESIDENTIAL INVESTMENT OPPORTUNITY

SUMMARY

- Highly reversionary prime residential investment opportunity comprising 6 units located within a gated development in sought after Sandymount, Dublin 4
- Accommodation comprises 3 x three bed own door townhouses (one vacant unit), 1 x one bed detached bungalow, 1 x three bed first floor apartment and 1 x three bed + study penthouse apartment
- Passing rent €94,800 per annum
- Estimated Market Rent €204,000 per annum
- Within close proximity to Grand Canal Dock, St. Vincent's Hospital, Aviva Stadium and Sandymount Strand
- Excellently connected with the Dart and numerous bus routes all located within walking distance
- Proven rental location for high end properties



6

TOWNHOUSES/
APARTMENTS



1x

ONE
BED

5x

THREE
BED



€94,800 PASSING
RENT

€204k ESTIMATED
RENT



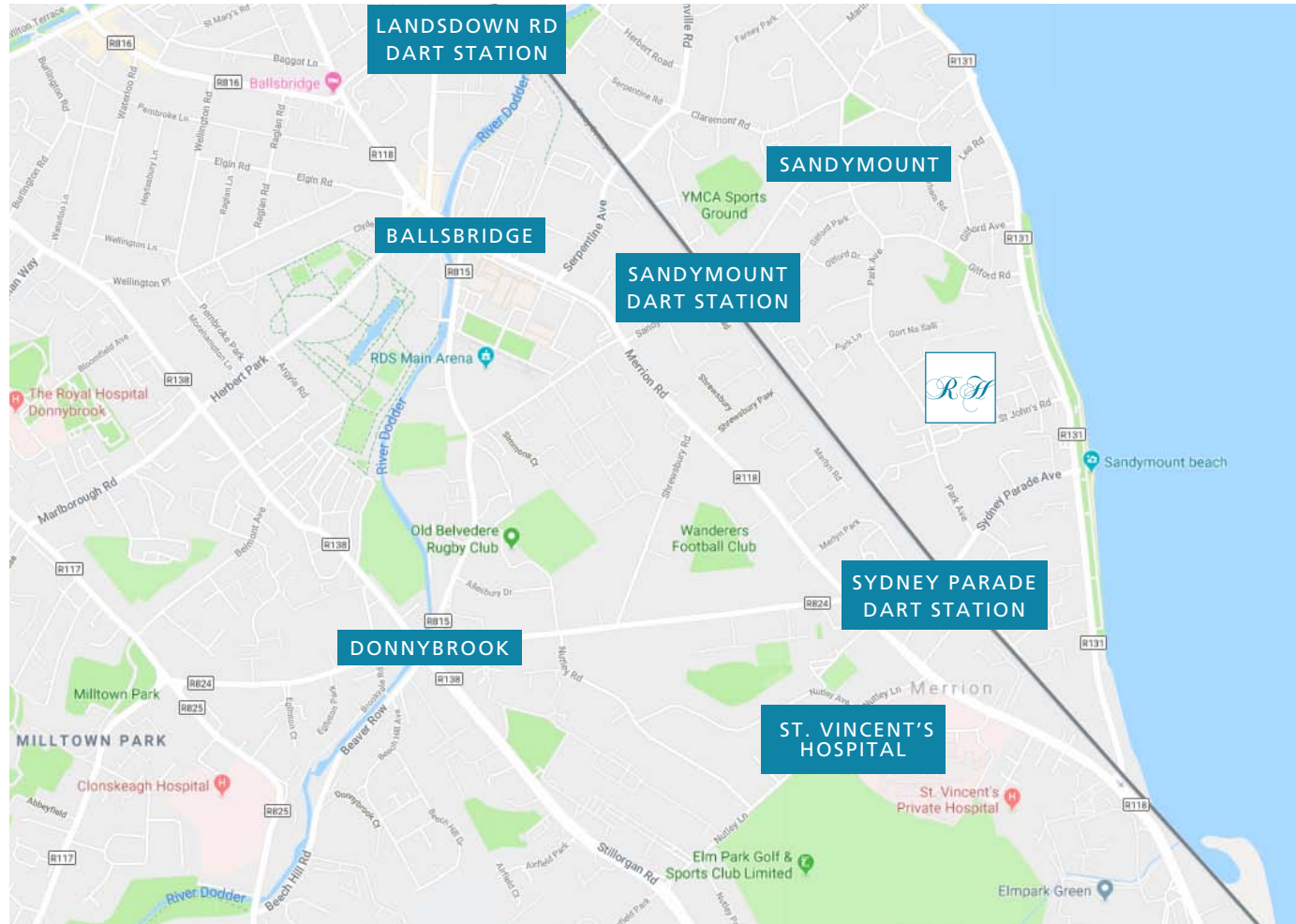
SUPERB
DUBLIN 4
LOCATION



EXCELLENT
TRANSPORT
CONNECTIONS

CAR PARKING
AVAILABLE

LOCATION MAP



Wilton Terrace St. Stephen's Green Upper Baggot Street Ballsbridge Aviva Stadium IFSC Grand Canal Dock Sandymount Beach



Sydney Parade Dart Station RDS Intercontinental Hotel **RADCLIFF HALL** Sandymount Village



RADCLIFF HALL

LOCATION

Radcliff Hall is situated on St. John's Road, a tree lined road between Strand Road and Park Avenue. The setting is extremely tranquil yet the thriving village of Sandymount is only minutes' walk away. Its excellent selection of shops, cafes, bars and restaurants makes Sandymount one of Dublin's most sought after locations. Sandymount Strand is also on your doorstep providing picturesque walks while the Sydney Parade DART station and various bus routes are also only minutes away providing easy access to the city centre.

The village is a hub of independent eateries, bars, shops and grocery stores all in walking distance of the main green. Sandymount has a little something for everyone, from vintage clothing stores to great coffee shops, health food & mainstream grocery options, as well as a choice of pubs.

TRANSPORT

Sandymount is serviced by the DART at two stations, Sandymount and Sydney Parade as well as three bus routes, 1, 18 and 47. For those on their bikes an average journey into the city centre will take approx. 15 mins. For many working in the Grand Canal Dock area Sandymount is the dream location, so close to work and a great place to relax over the weekend. The area is also serviced by two Aircoach stops for both the Greystones and Dalkey lines.

SPORTS & RECREATION

Sandymount boasts a surprising amount of sports and recreation facilities, there are GAA, hockey, bowling and cricket clubs. The Westwood Gym with heated salt water pool and spa is located just down the street on St. John's Avenue. For Pilates and yoga Sandymount recently became host to one of Dublin's leading pilates school Platinum Pilates but is also home to D4 Pilates and Exhale Yoga & Pilates Studio. For those who rather spectate than participate dare we fail to mention how close Sandymount sits to The Aviva Stadium.

CHILDCARE & EDUCATION

Local primary schools are St. Matthew's NS, Scoil Mhuire Girls NS, Shellybanks Educate Together NS & Star of The Sea Boys NS. Local secondary schools are John Scottus Secondary School, St. Conleth's College, Marian College & Ringsend College. There are various early learning facilities such as Tir Na nOg and St. Matthews school which offer a pre-school facility.



St. John's Road



Nearby Bus Stop



Saint John the Evangelist Church





INVESTMENT

- Gated development in sought after Sandymount, Dublin 4
- Passing rent of €94,800 per annum from 5 tenancies (1 vacant unit)
- Estimated total Market Rent of €204,000 per annum
- Highly reversionary residential investment opportunity
- Tenancies are typically held under 12 month tenancy agreements
- Premium quality accommodation with one vacant unit (no. 69)
- Proven rented location



Dublin annual rate of rental growth
7.8% (Q1 2018)



Dublin apartment quarter on quarter change
0.7% (Q1 2018)



Dublin apartment year on year change
7.5% (Q1 2018)

*(Source – RTB Q2 Rent Index)

ESTIMATED MARKET RENTS



1 BEDROOM
€1,500 per month



3 BEDROOMS
€3,000 per month



3 BED + STUDY
€3,500 per month



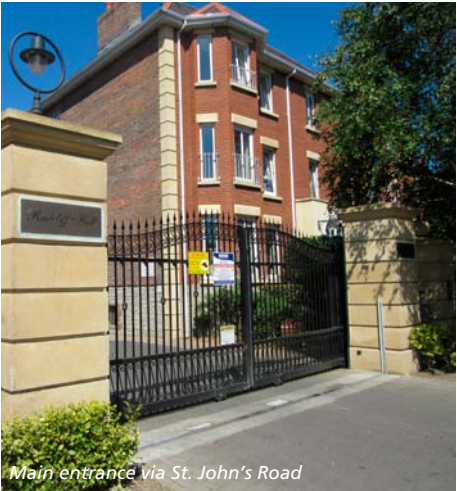
**SECURE BASEMENT AND
SURFACE CAR PARKING
AVAILABLE WITH ALL UNITS**

TENANCY SCHEDULE

Address	Unit Type	No. Bed's	Size sq.m.	Size sq.ft.	Passing Rent (per month)	Passing Rent (per annum)	*Estimated Market Rent (per month)	*Estimated Market Rent (per annum)
7 Radcliff Hall	Upper Ground Floor Apartment	3	104	1,119	€2,250	€27,000	€3,000	€36,000
31 Radcliff Hall	4th Floor Apartment	3 + study	111	1,195	€2,100	€25,200	€3,500	€42,000
68 Radcliff Hall	Town House	3	94	1,012	€1,500	€18,000	€3,000	€36,000
69 Radcliff Hall	Town House	3	94	1,012	-	-	€3,000	€36,000
70 Radcliff Hall	Town House	3	96	1,033	€1,450	€17,400	€3,000	€36,000
71 Radcliff Hall	Detached Bungalow	1	46	495	€600	€7,200	€1,500	€18,000
					€7,900	€94,800	€17,000	€204,000



SITE PLAN

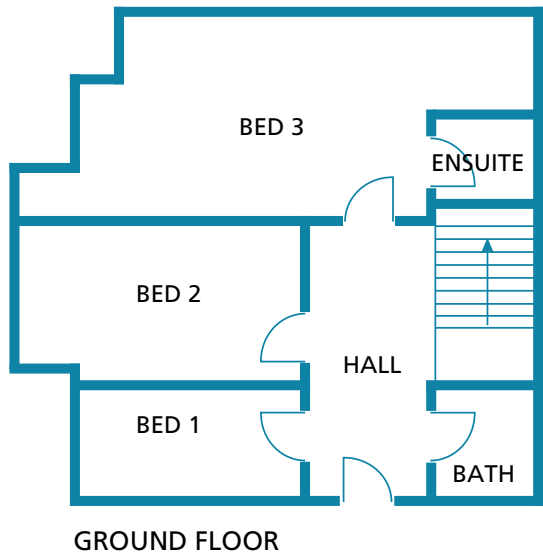
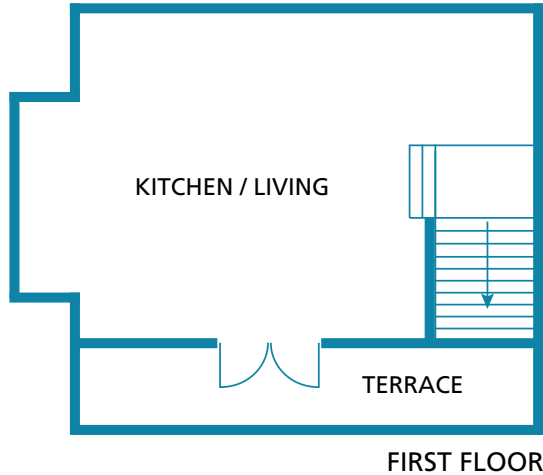




RADCLIFF HALL

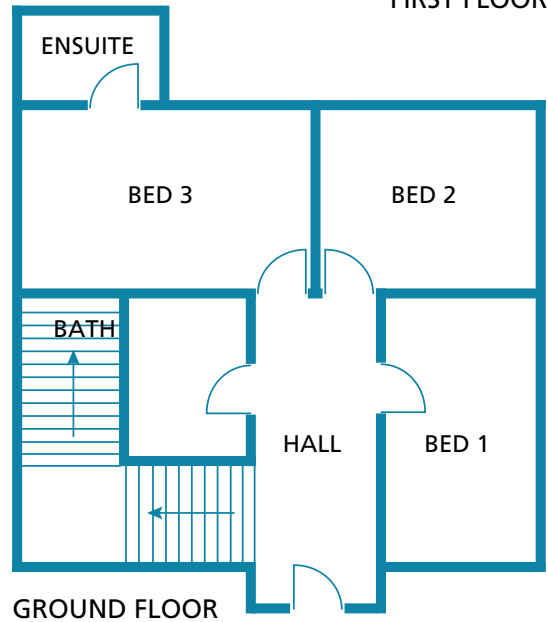
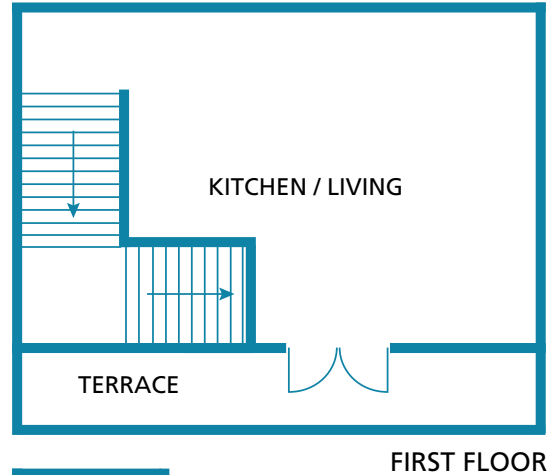
68 RADCLIFF HALL

3 BED TOWN HOUSE
94 sq.m / 1,012 sq.ft



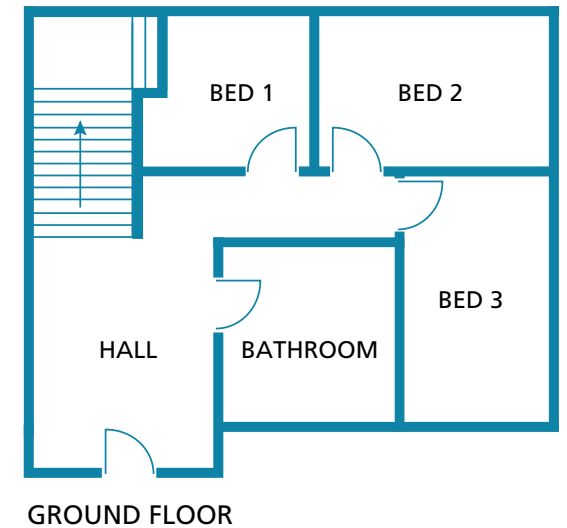
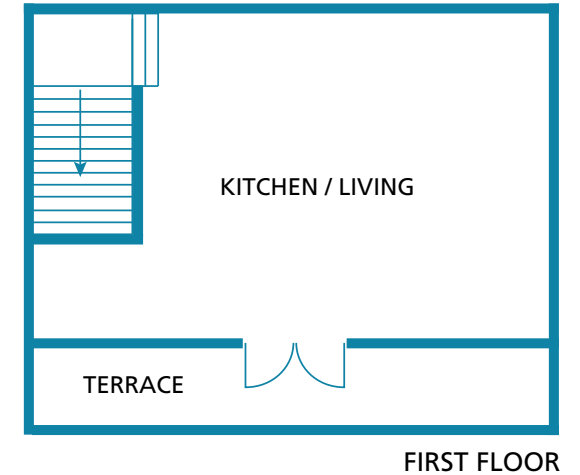
69 RADCLIFF HALL

3 BED TOWN HOUSE
94 sq.m / 1,012 sq.ft



70 RADCLIFF HALL

3 BED TOWN HOUSE
96 sq.m / 1,033 sq.ft



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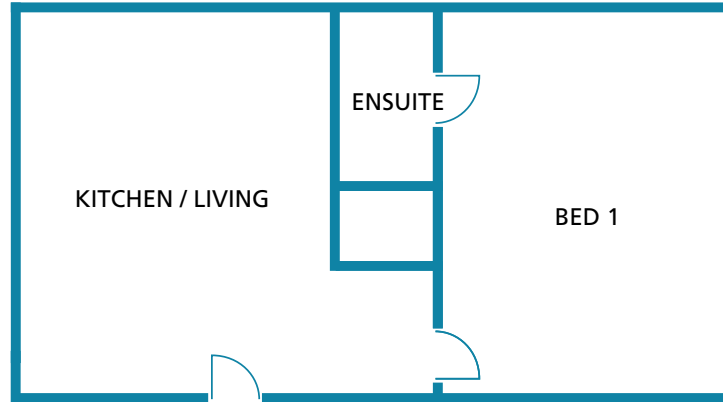


RADCLIFF HALL

71 RADCLIFF HALL

1 BED DETACHED BUNGALOW

46 sq.m / 495 sq.ft

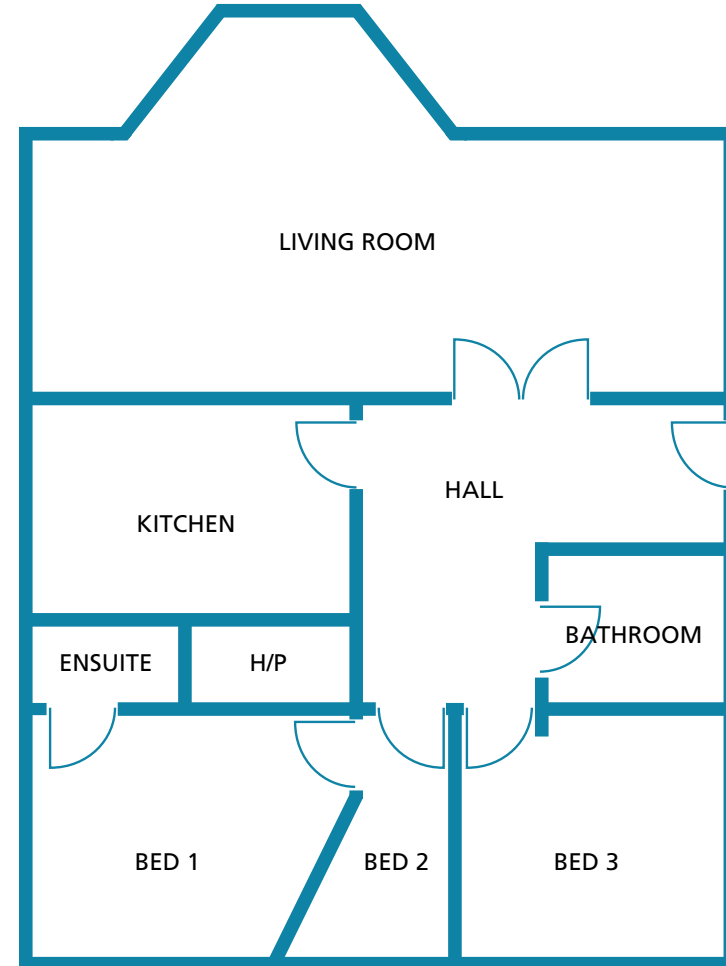


GROUND FLOOR

7 RADCLIFF HALL

3 BED APARTMENT

104 sq.m / 1,119 sq.ft



UPPER GROUND FLOOR

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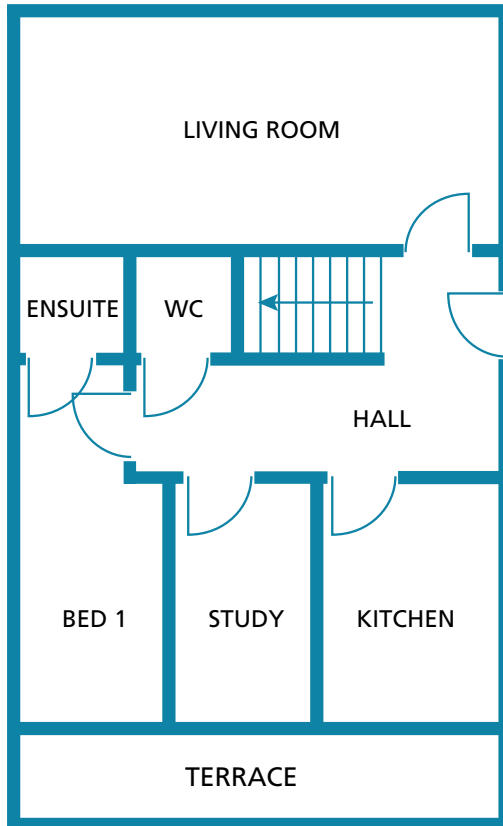


RADCLIFF HALL

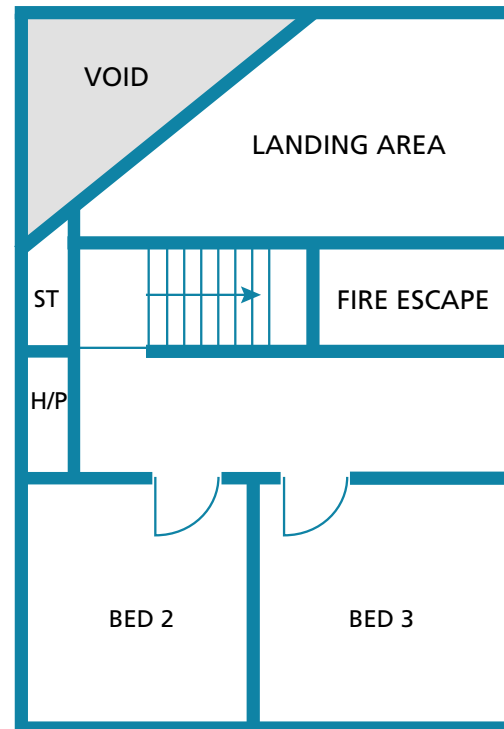
31 RADCLIFF HALL

3 BED + STUDY APARTMENT

111 sq.m / 1,195 sq.ft



THIRD FLOOR



FOURTH FLOOR

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Terms: For sale by Private Treat (tenants not affected)

Website: www.kellywalsh.ie

BER: 

Pricing: Available on application

Viewings: By appointment with the selling agent

Contact: Sean Dillane or Jeremy Kelly 01 6645500

Solicitors: Kennedy Solicitors, Bloodstone Building, Sir John Rogerson's Quay, Dublin 2



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