



KELLY WALSH

property advisors & agents

For Sale by Private Treaty

101 Beechwood Avenue

Dublin 6

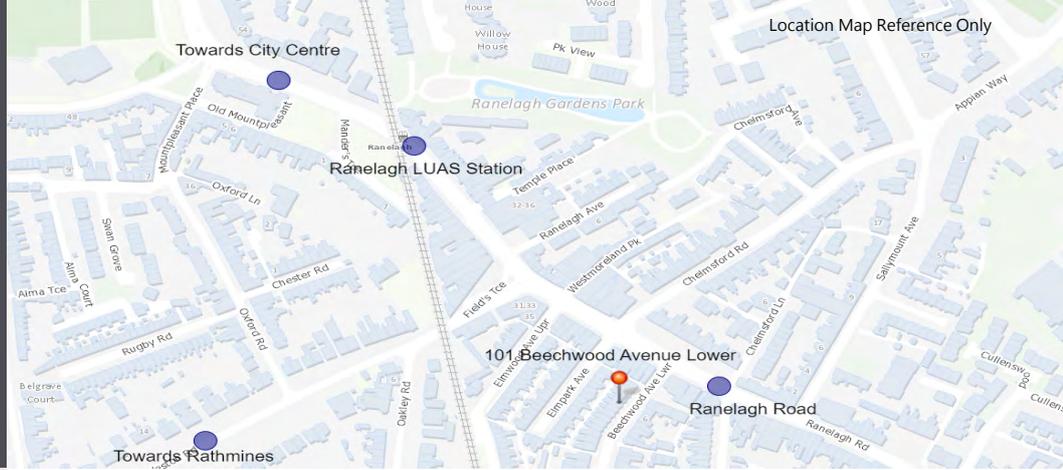
D06 Y220

Residential Investment



- Situated in a prime location in the centre of Ranelagh Village
- Sub-Divided into 4 self-contained residential units
- Estimate Rental Value (ERV) €57,600 pa (€4,800 pm)

- Easily managed own door residential investment
- All units are individually metered and serviced
- Full fire alarm with service history
- Gas fired central heating



LOCATION

Ideally located on this highly desirable road, easy access is afforded to all of the local amenities of Ranelagh village and Dunville Avenue. The Luas is also within a 5 minute walk. All in all, a wonderful investment opportunity in the heart of Dublin 6.

DESCRIPTION

This three storey red brick terraced property has been divided into 4 self-contained apartments all of which are separately metered and serviced. The total floor area extends to circa 130 sq m (1,400 sq ft).

The accommodation was fully refurbished in 2004.

There is a small-railed garden to the front accessed directly off Beechwood Avenue Lower. To the rear is a small decked yard with pedestrian access to a lane way.

ACCOMMODATION

Flat 1 (Ground Floor): Hall/Combined Kitchen, Dining Room, Living Room/Bedroom/Bathroom with Shower, Wc & Whb.

Flat 2 (Ground Floor & Ground Floor Return): Combined Kitchen, Dining Room, Living Room/Bedroom/Bathroom with Shower, Wc & Whb.

Flat 3 (First Floor): Combined Kitchen, Dining Room, Living Room/Bedroom/Bathroom with Shower, Wc & Whb.

Flat 4 (Second Floor): Combined Kitchen, Dining Room, Living Room/Bedroom/Bathroom with Shower, Wc & Whb.



BER RATING

BER G-E2 (Copy certificate available on request)

VIEWINGS

By prior appointment with the agents

PRICE

On application

CONTACT

For further information please contact Kelly Walsh on 01-6645500



 **KELLY WALSH**
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