



GROVE HOUSE

GOATSTOWN, DUBLIN 14

RESIDENTIAL INVESTMENT OPPORTUNITY
FOR SALE BY PRIVATE TREATY

GRADE A SELF-CONTAINED APARTMENT BLOCK COMPRISING
19 UNITS WITH 21 CAR PARKING SPACES

BER A2 A3

Grove House Investment Opportunity

- The Grove, within which Grove House is located, comprises a recently built premium housing development by The Durkan Group



- Fully Let



- Comprises 4 one bedroom apartments and 15 two bedroom apartments

4X



15X



- Premium quality accommodation in proven rental location



- 21 car parking spaces at basement and surface level



- 8 Electric Vehicle charging points



- Dedicated bicycle store with charging points



- Grove House comprises a five storey over basement residential block of 19 apartments with associated car parking fronting Goatstown Road

5X



- Estimated total Market Rent (ERV) is approximately €521,280 per annum

ERV
€521,280
PER ANNUM

- Easily managed self contained residential investment opportunity





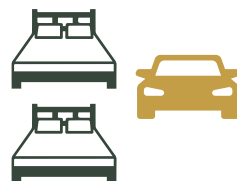
ESTIMATED MARKETS RENTS

AVERAGE
€2,000
PER MONTH



1 BEDROOM

AVERAGE
€2,500
PER MONTH

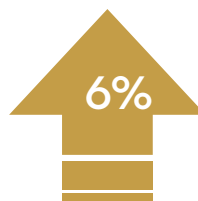


2 BEDROOM

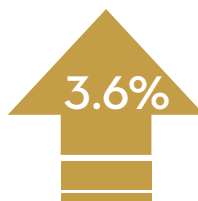


TOTAL MONTHLY
RENTAL INCOME

€43,440
(ACTUAL)



DUBLIN ANNUAL
RATE OF RENTAL
GROWTH



DUBLIN QUARTER
ON QUARTER
CHANGE
(Q3 2021)

DUBLIN STANDARD
AVERAGE RENTS
€1,916
(Q3 2021)

(Source: RTB Rent Index Q3 2021)



1

2

3

4

5

6

7

8

9

10

11



12

13

14

15

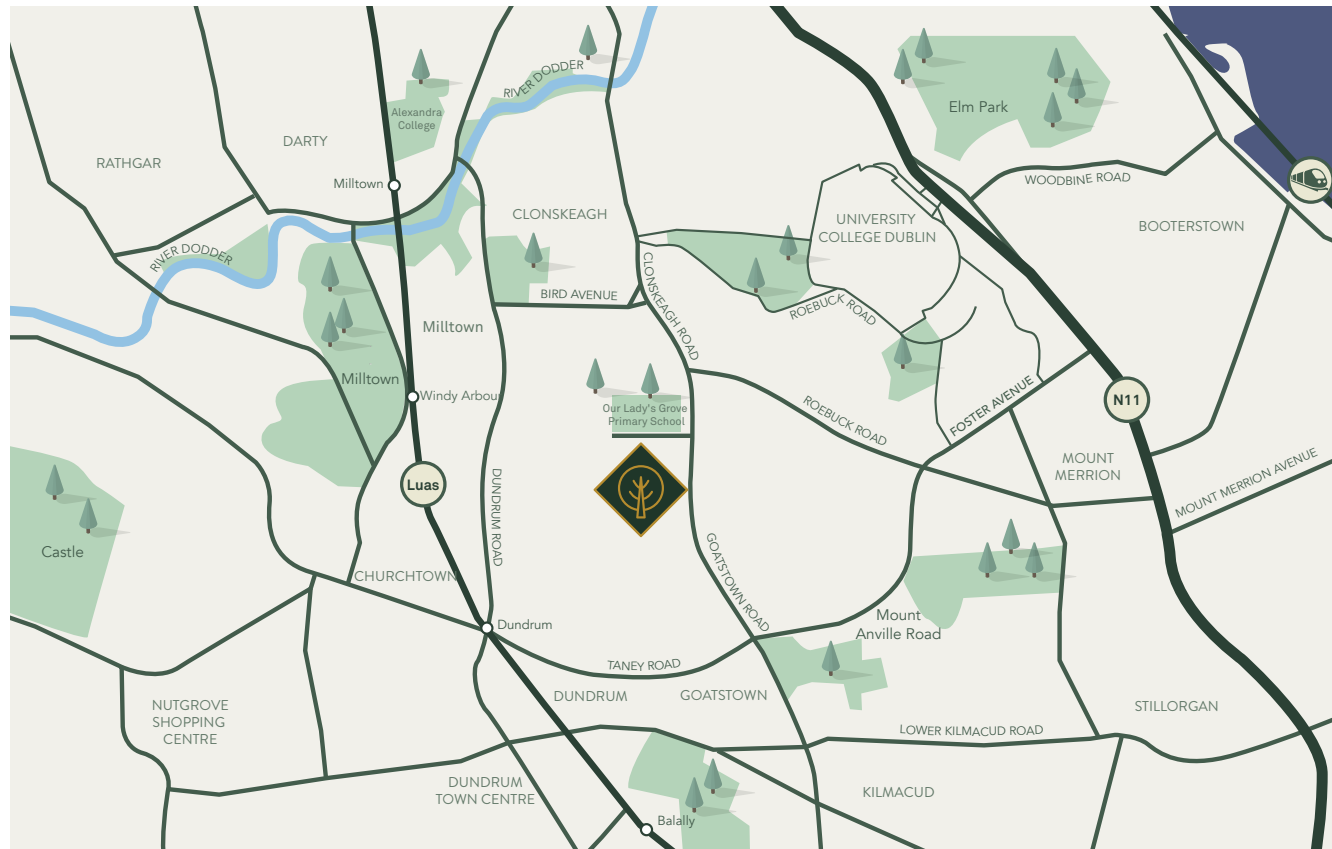
16

17

18

GROVE HOUSE

- | | |
|--------------------------|-----------------------------------|
| 1. Ranelagh | 11. University College Dublin |
| 2. Milltown | 12. Sandymount |
| 3. Donnybrook | 13. St. Killian's School |
| 4. Ballsbridge | 14. Elm Park Golf and Sports Club |
| 5. David Lloyd Riverview | 15. St. Vincent's Hospital |
| 6. Aviva Stadium | 16. Dublin Bay |
| 7. Clonskeagh | 17. N11 |
| 8. UCD Sports Centre | 18. Booterstown |
| 9. Our Lady's Grove | |
| 10. RTÉ | |



A location to be envied...

Goatstown is well connected by road, rail and bus to the city centre and beyond. The local LUAS station is situated in Windy Arbour and connects to St. Stephen's Green in just 15 minutes. The regular 11 bus route also takes you to the city centre, whilst the M50 is situated only a short drive from The Grove.



Luxury Apartments

The apartments at Grove House have been designed by award winning architects, O'Mahony Pike who focused on maximizing light, space and volume by including high ceilings and full length windows to create a bright and airy feel.

This combination of design and quality has created properties that are not only unique in their leafy location, but also incorporate elements of luxury from designer kitchens, elegant wardrobes and attractive sanitary ware. High quality design and creativity is a driving force behind the Durkan Group brand name and this is demonstrated at Grove House.









Special Features



External Finishes

- Elegant, high quality elevations comprising brickwork and honed Jura Limestone cladding.
- High quality "Kilsaran" permeable cobblelock paving to off street car parking spaces.
- High quality "Kilsaran" paving and planter beds to perimeter of the building.
- Alumasc balcony downpipes.
- High quality drainage channel with decorative silver grate to balconies.
- Hard wearing anti slip specialist resin balcony floor covering
- Mild steel powder coated balconies and handrail with toughened and laminated safety glass.
- Composite timber decking to private terrace areas to penthouse level with mild steel powder coated terrace guard railings and handrail with toughened and laminated safety glass.
- Extensive Green Roof area.
- Secure basement carpark with space for 15 vehicles and a bicycle storage area and bin store.

Internal Finishes

- Precast concrete separating floors with insitu concrete structural screed and sound insulation barrier throughout.
- Walls and ceilings are skimmed and painted throughout in a neutral colour.
- All internal joinery finished in oil based paint.
- 6 person passenger lift, from basement level to penthouse level, with stainless steel internal wall and door finishes with tiled floor.
- Large, tiled lobby area on each floor with clear access to both passenger lift and stairwell

Doors & Ironmongery

- High quality solid core flush pre-finished oak veneer internal doors; shaker style.
- Brushed chrome ironmongery throughout
- Contemporary skirting & architraves throughout; painted finish.

Kitchens / Utility

- Custom designed fitted kitchens by Nolan Kitchens. Contemporary style solid handleless doors painted. Soft close hinges throughout. Undermount sink & mixer tap.
- Quartz stone counter tops with upstands and splash back to hob area. Grooved sink drainer flutes.
- Electrolux branded top of the range integrated appliances comprising of 4 ring electric ceramic hob, built in microwave (by Teka) & multi-function oven, integrated dishwasher and 70/30 fridge freezer. High quality carbon filter integrated extractor hood.
- The utility room features fitted kitchen units, a contemporary countertop and a separate washing machine and condenser dryer by Zanussi. This may be a washer/dryer combined unit in some 1 bed units where space is confined.

Bathroom and En-suites

- High Specification bathrooms and en-suites with extensive wall and floor tiling to all wet areas, thermostatically controlled showers, top quality white sanitary ware and screens (shower & bath) also come as standard.
- Concealed toilet cisterns and chrome plated flush plates.
- Attractive storage units to main bathroom and ensuite
- Attractive LED wall mirror units to bathrooms & en-suites
- Quartz stone counter tops to the vanity units in WC and master en-suite.
- Chrome dual fuel heated towel rails are fitted as standard in the main bathroom and en-suite.
- Low profile shower enclosures with stylish shower heads.

Wardrobes

- Luxurious bespoke built in stepped shaker style wardrobes, 4 door units, with vintage oak mfc carcass, extensive double hanging rails and shelving to all bedrooms by Bedroom Elegance.
- Soft close hinges to all doors and drawers.

External Joinery

- High performance, low maintenance Rational Aluclad Aura+ triple glazed windows and balcony doors.

Heating

- Gas fired central heating system with modern, high efficiency 'A' rated condensing boilers and precise multi zoned controls.
- Thermostatically controlled radiators throughout giving additional room by room control.
- Pressurized hot and cold water supplies to kitchen, bathroom and en-suites.
- Pre-insulated hot water cylinder with dual emersion.
- Mechanical ventilation and heat recovery system throughout.

Electrical

- Generous and well-designed light, power and data points throughout as standard.
- Brushed chrome finish to all sockets and switches to apartment.
- Cat5 wiring throughout for high speed data and communications all wired back to central hub.
- All wiring for low energy lighting.
- Mains powered smoke, heat and carbon monoxide detectors fitted as standard.
- Recessed LED down lighters to the living room, hall, kitchen, under kitchen wall units, bathrooms and en-suites.
- Pre-wired for a security alarm.
- Intruder security alarm included as standard.
- Pre-wired for SKY tv, Virgin Media and Eir including broadband and home phone.
- PV solar panels system.
- Video Intercom access system for front door
- Fob entry access to main entrance door

Floor Covering Finishes

- High quality ceramic wall tiling in bathroom, ensuite, utility rooms.
- Porcelain floor tiles to bathroom, en-suites, store, kitchen and utility.
- Bedrooms, hallways, living, dining areas to receive low maintenance, durable, high quality laminate flooring

Gardens

- Planter areas landscaped to a very high standard.

Sustainability and Energy Efficiency

By investing in new technologies and making improvements to the fabric of the block at The Grove, Durkan Group have constructed homes which offer a more sustainable way of living and are more comfortable and energy efficient than those produced in times past. Passive house principles have been adopted to the highest standards at The Grove which future proof these homes and exceed all current building standards and regulations. The following features combine to create a greener home with superior levels of comfort and style and ensure lower energy usage:

BER 'A' rated energy efficient homes

- The apartments at The Grove have been designed to min A3 BER rating which are low energy, low carbon homes. This contributes to a significant reduction in the cost of heating the houses.

Improved Insulation

- Super warm construction due to insulation levels which exceed the industry standard reducing heat loss through floors, walls and roofs.
- Thermal mass is used for passive heat storage.
- High level of construction detail to minimize thermal bridging.
- High performance pipe insulation is used on all internal pipework to reduce heat loss.
- Solid plastered masonry walls between units giving added sound insulation.

Triple Glazed Windows

- High performance, low U-value triple glazed windows. The benefits include durability, better insulation, with an attractive appearance. Low emission argon filled windows which reflect heat back into the room.

Mechanical Heat Recovery Ventilation (MHRV)

- Mechanical Heat Recovery and Ventilation System which is designed for 24 hour continuous exhaust ventilation of stale moist air from the kitchens, bathrooms and en-suites. As the air is extracted a heat exchanger within the system transfers the majority of the heat into the fresh air supply entering the living room and bedrooms. The benefits of this systems are managed ventilation, reduced heat loss and less dust and pollutants as the fresh air is filtered.

Air Tightness

- Improved air tightness works together with the MHRV to retain heat, reducing heat loss and minimizes exposure to external elements.

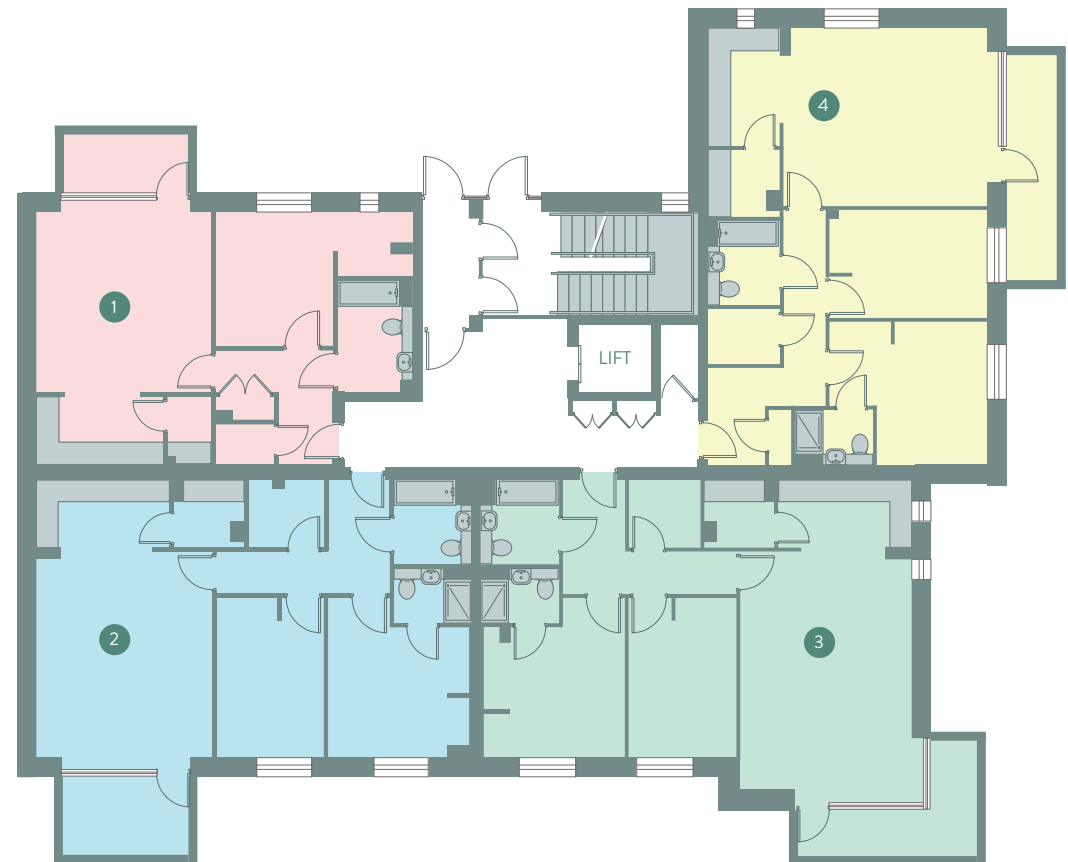
Solar Panels

- Solar Photovoltaic Panels mounted on the roof utilize free energy from the sun to produce electricity for domestic requirements which will reduce energy bills.



Floor Plans: Ground Floor

- Apartment No 1
1 BED APARTMENT - GROUND
65 Sq.m / 699.65 Sq.ft
- Apartment No 2
2 BED APARTMENT - GROUND
88.5 Sq.m / 952.61 Sq.ft
- Apartment No 3
2 BED APARTMENT - GROUND
92.30 Sq.m / 993.51 Sq.ft
- Apartment No 4
2 BED APARTMENT - GROUND
88 Sq.m / 947.22 Sq.ft



GROUND FLOOR

Floor Plans: First, Second & Third Floor

Apartment No 5
1 BED APARTMENT - FIRST
65 Sq.m / 699.65 Sq.ft

Apartment No 6
2 BED APARTMENT - FIRST
88.5 Sq.m / 952.61 Sq.ft

Apartment No 7
2 BED APARTMENT - FIRST
92.30 Sq.m / 993.51 Sq.ft

Apartment No 8
2 BED APARTMENT - FIRST
88 Sq.m / 947.22 Sq.ft

Apartment No 9
1 BED APARTMENT - SECOND
65 Sq.m / 699.65 Sq.ft

Apartment No 10
2 BED APARTMENT - SECOND
88.50 Sq.m / 952.61 Sq.ft

Apartment No 11
2 BED APARTMENT - SECOND
92.30 Sq.m / 993.51 Sq.ft

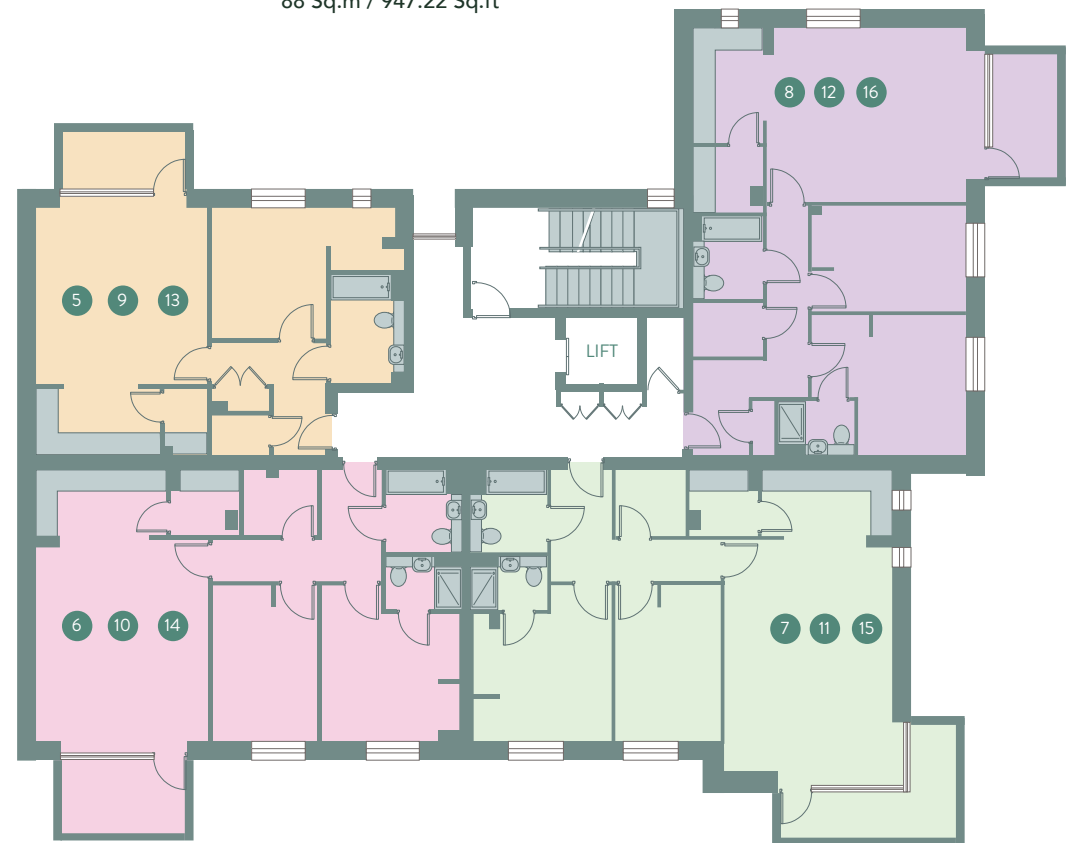
Apartment No 12
2 BED APARTMENT - SECOND
88 Sq.m / 947.22 Sq.ft

Apartment No 13
1 BED APARTMENT - THIRD
65 Sq.m / 699.65 Sq.ft

Apartment No 14
2 BED APARTMENT - THIRD
88.50 Sq.m / 952.61 Sq.ft

Apartment No 15
2 BED APARTMENT - THIRD
92.30 Sq.m / 993.51 Sq.ft

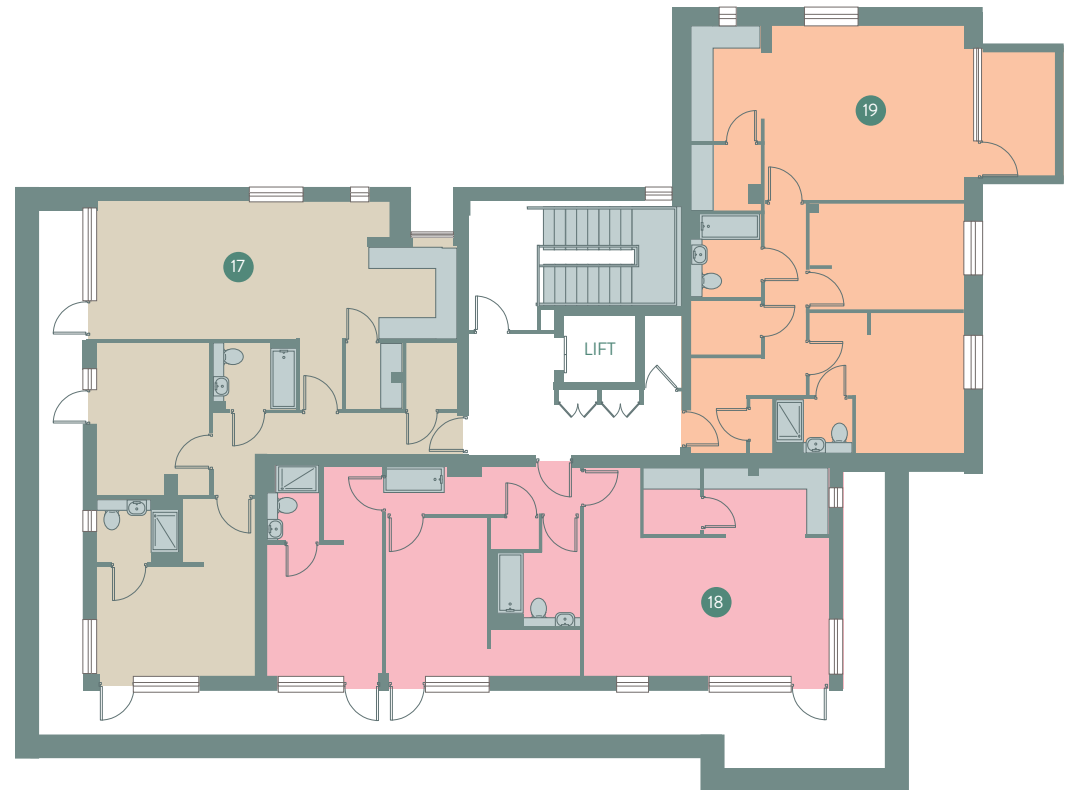
Apartment No 16
2 BED APARTMENT - THIRD
88 Sq.m / 947.22 Sq.ft



FIRST,SECOND & THIRD FLOOR

Floor Plans: Fourth Floor

-  Apartment No 17
2 BED APARTMENT PENTHOUSE
90.00 Sq.m / 968.75 Sq.ft
-  Apartment No 18
2 BED APARTMENT - PENTHOUSE
86.00 Sq.m / 925.70 Sq.ft
-  Apartment No 19
2 BED APARTMENT - PENTHOUSE
88.00 Sq.m / 947.22 Sq.ft



FOURTH FLOOR

Residential Investment Opportunity For Sale by Private Treaty

Price on Application

Agents:



KELLY WALSH
property advisors & agents

01.664.5500

www.kellywalsh.ie

PSRA Licence No: 002885

Contact:

Jeremy Kelly,
Kelly Walsh,
15 Herbert Street, Dublin 2

Solicitors:

Joe Kelly, Cannons Solicitors,
Maple House, Lower Kilmacud Road,
Stillorgan, Co. Dublin



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