

GER CARMODY

AUCTIONEERS | VALUERS | ESTATE AGENTS

THE CLOISTERS, ABBEYDORNEY, TRALEE



****GUARANTEED RENTAL INCOME FOR 5 YEARS AT 5% GROSS RETURN****

PRICE €150,000

Investment Overview

A limited number of 3 bedroom semi-detached houses are available to purchase as an investment at a price of €150,000. The properties are fully let and managed by a professional property company and will guarantee a gross return of €7,500 per annum (before tax) for 5 years. This provides a Gross Yield of 5.00%. At the end of the 5 years the investor has the option to continue renting the property, self-occupy or sell on the open market.

This opportunity is ideal for investors seeking a low-maintenance property investment or to buy as part of a self-administered pension.

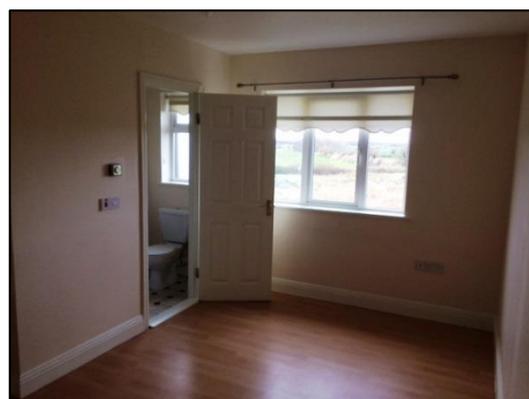
- ✓ **Fully Managed and Let by an experienced and established property company**
- ✓ **Guaranteed Annual Income of €7,500 for 5 years**
- ✓ **5.00% Gross Return**
- ✓ **No extra hidden costs or maintenance**

Property Overview

Ger Carmody Auctioneers are delighted to offer a unique investment opportunity on the outskirts of Abbeydorney Village in a small residential development known as The Cloisters. Constructed in 2010 the houses are fully furnished to a high standard and extend to approximately 1,084 sq. ft.

Each property comprises a spacious 3 bed (one ensuite) semi-detached two storey residence. Accommodation layout: On the ground floor is an entrance hallway, living room, kitchen/dining room, utility and guest toilet. Upstairs is a family bathroom and three bedrooms (one ensuite). Each property has a garden to the rear, parking space to the front and overlooks a large green area.

Viewings: A showhouse is available to view by appointment only. Please contact the office to arrange a viewing on 06671 90699/ info@gcauctioneers.ie



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