

GLASLYNN HOUSE

Howth Road, Clontarf, Dublin 3



Investment Property



Impressive large period property divided into 4 self-contained apartments in convenient location along the Howth Road in Clontarf





THE PROPERTY

- Large bay windowed period building of considerable character divided into four apartments in popular residential area in the heart of Clontarf. Excellent Pre '63 investment opportunity with a combined Rent and ERV of approximately €63,000 p.a.
- Convenient to bus routes, DART, train station, shops, restaurants, schools and colleges, sports and leisure facilities, seafront, employment centre, Dublin Docklands and the city centre.
- Glaslynn House extends to c. 371 sq.m. (4,000 sq.ft.) comprising 2 no. one-bedroom, 1 no. two-bedroom and 1 no. three-bedroom apartments.
- Three of the apartments are let out on short term residential leases, the fourth apartment has been left vacant for viewing purposes.
- For the avoidance of doubt, please note that the tenants are unaffected by the sale.



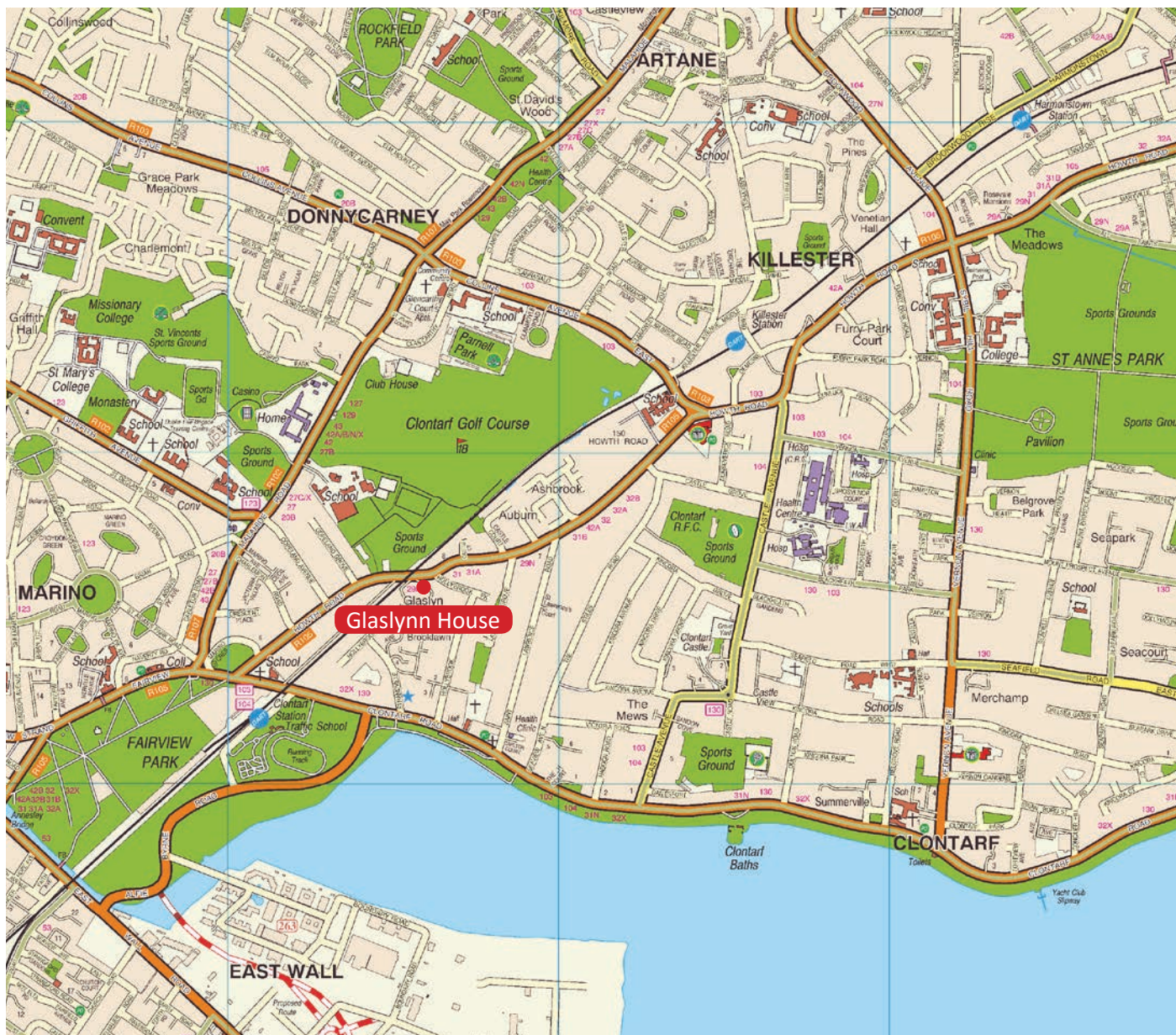


ACCOMMODATION SCHEDULE

- Apartment No.1 on the lower ground floor comprises entrance hall, large livingroom with bay window, fitted kitchen and dining area, double bedroom, bathroom and storage press.
- Apartment No.2 comprises entrance hall, large livingroom with sunny south west orientation, fitted kitchen with dining area, double bedroom and bathroom.
- Apartment No.3 on the upper ground floor comprises entrance hall, large living room, fitted kitchen, two double bedrooms and bathroom.
- Apartment No.4 is a duplex apartment on the upper ground / first floor comprising entrance hall, large living room, kitchen, three double bedrooms, one with ensuite.







ORDNANCE SURVEY LICENCE NO. AU0009514 SCSL. ORDNANCE SURVEY IRELAND & GOVERNMENT OF IRELAND ©

TERMS:

For Sale by Private Treaty

VIEWING:

Strictly by appointment

BER Details:

BER Exempt (Protected Structure)



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PSRA Licence No: 001651

FOR MORTGAGE ADVICE CONTACT:



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