



FOR SALE BY PRIVATE TREATY

**NO. 86 CURRAGH BIRIN,
CASTLETROY,
LIMERICK V94XNW0**

PRICE: €286,000

BER C2



DESCRIPTION

Investment Property.

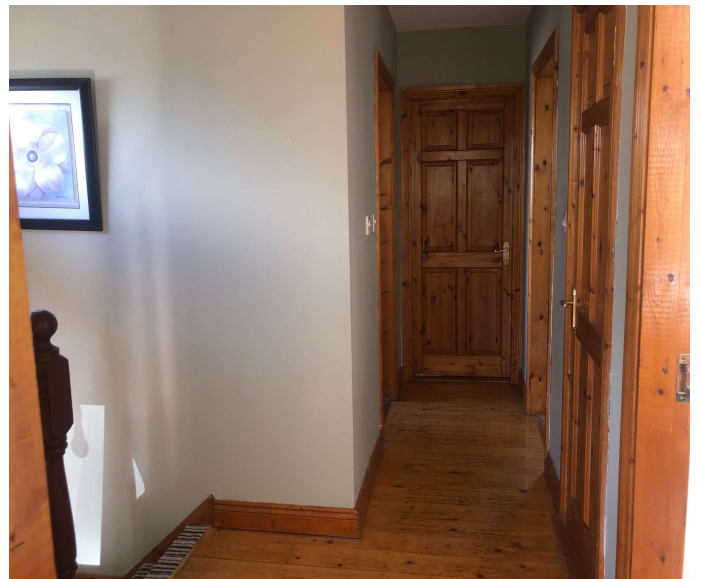
A fine opportunity arises to acquire a 5 bedroom semi detached investment property within close proximity to UL, Castletroy Park Hotel, Parkway Shopping Centre and only a short distance from the city centre.

The well presented accommodation comprises of entrance hallway, guest w.c., living room, bedroom 1, kitchen / breakfast room on the ground floor and 4 further bedrooms one ensuite and bathroom at first floor level. Outside the property benefits from a large rear garden backing onto the Dublin Road with a gated side entrance. In the front there is a garden and cobbled driveway. Side area suitable for extension subject to planning permission.

Lease Term:

The unit has been let from the 1st September, 2021 to the 31st August, 2022 as a five bedroomed house at a rent of €2,200 every 4 weeks. This equates to 13 payments over the 12 month period of €2,200 (every four weeks) or €28,600 pa.

This property is being sold with the tenants in situ and to include all landlord fixtures and fittings.





SPECIAL FEATURES

Semi detached

Double glazed PVC windows

Gas fired central heating

4 bedrooms upstairs, 1 downstairs

Adjacent to UL and Castletroy Park Hotel

Cul de Sac

Large rear garden backing on to the Dublin Road

Off street parking

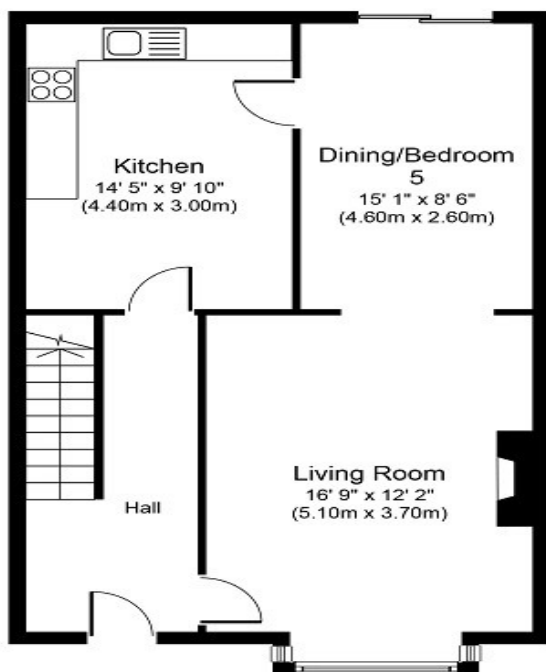
Side area suitable for an extension subject to planning permission.

Gross yield of 10%

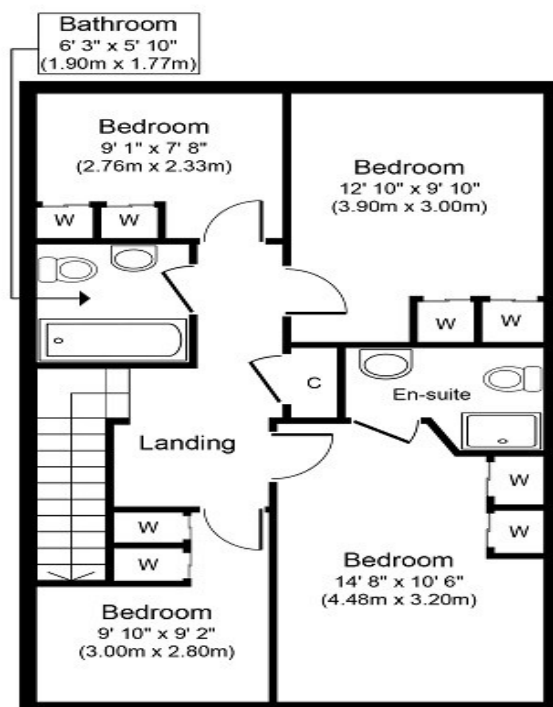
3 Double and 2 Single bedrooms

ACCOMMODATION

- Entrance Hall
- Guest W.C.
- Living Room 5.10 m x 3.7m
- Kitchen / Breakfast Room 4.4 m x 3.0 m
- Bedroom 1 4.6 m x 2.6 m
- Upstairs
- Landing
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- Bedroom 3 4.48 m x 3.2 m
- Ensuite
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- Bedroom 5 2.75 m x 2.33 m



Ground Floor
 Approximate Floor Area
 635 sq. ft.
 (59.0 sq. m.)



First Floor
 Approximate Floor Area
 624 sq. ft.
 (58.0 sq. m.)

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Contact Negotiator

Property Partners de Courcy O'Dwyer

Contact Agent

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 P: 061 410 410
 E: decourcyodwyer@propertypartners.ie

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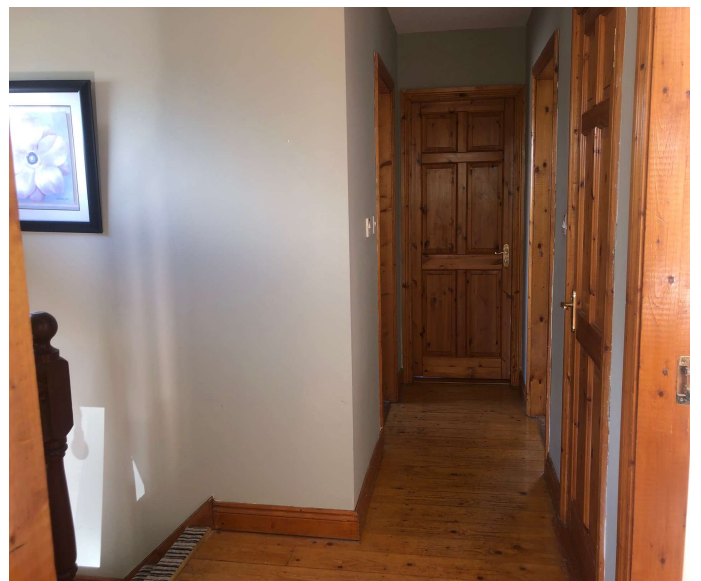
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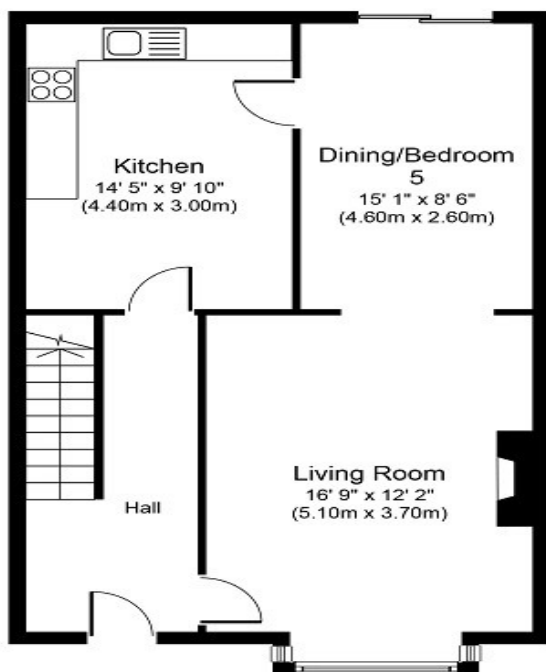
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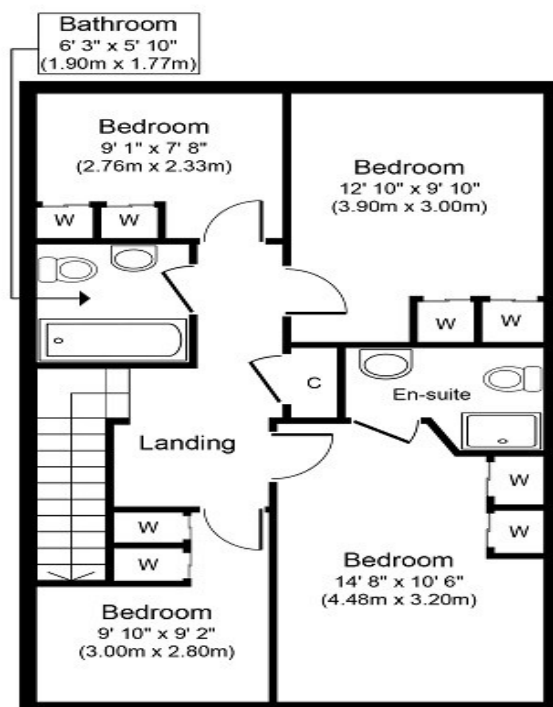
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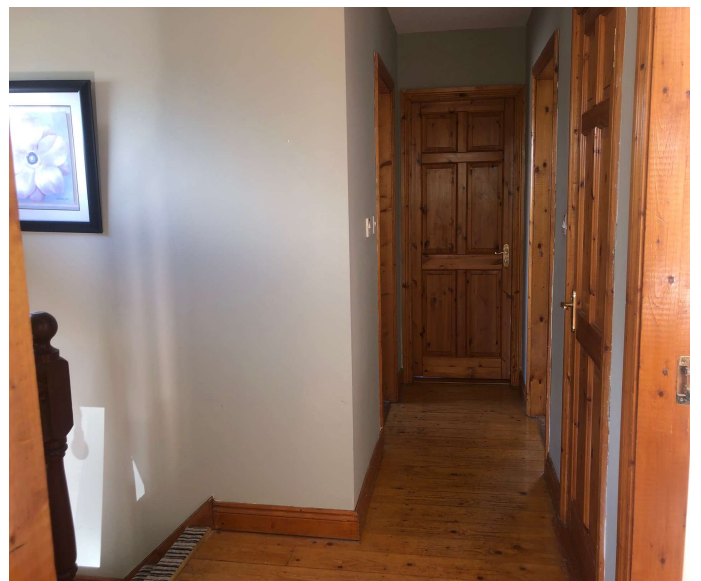
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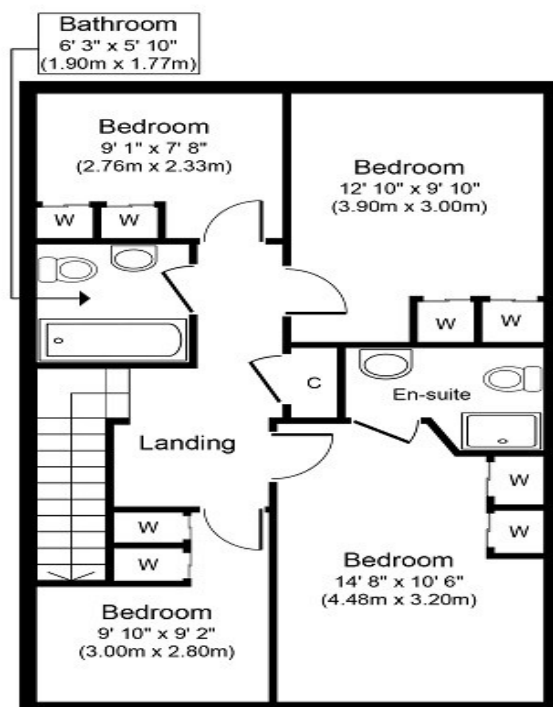
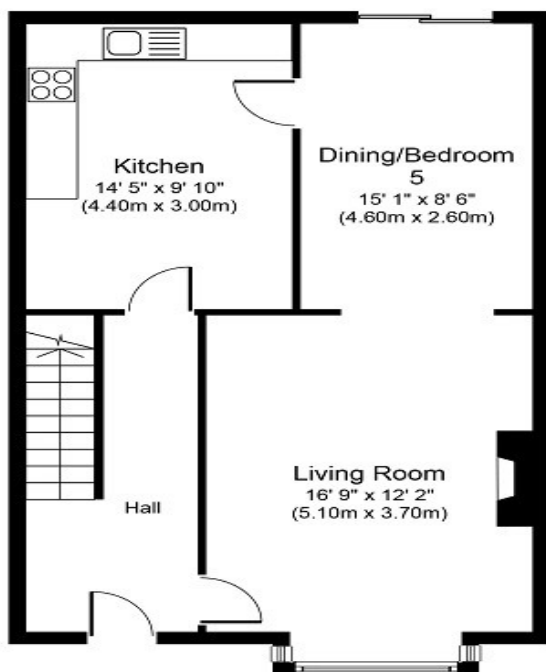
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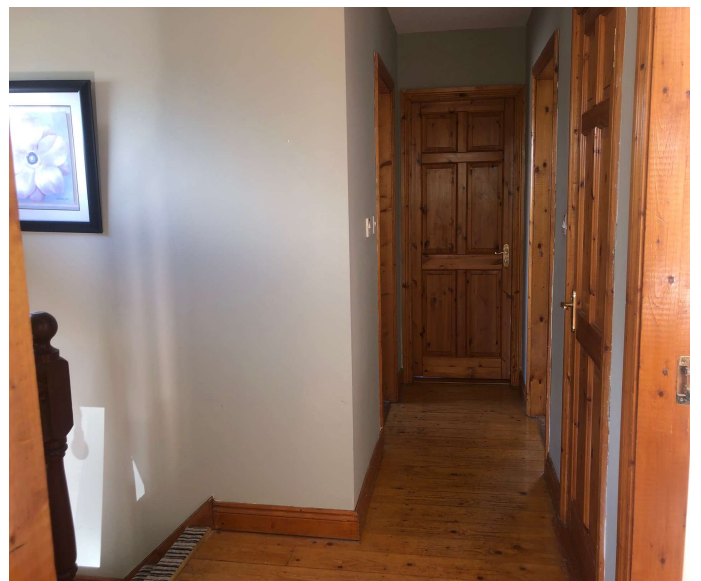
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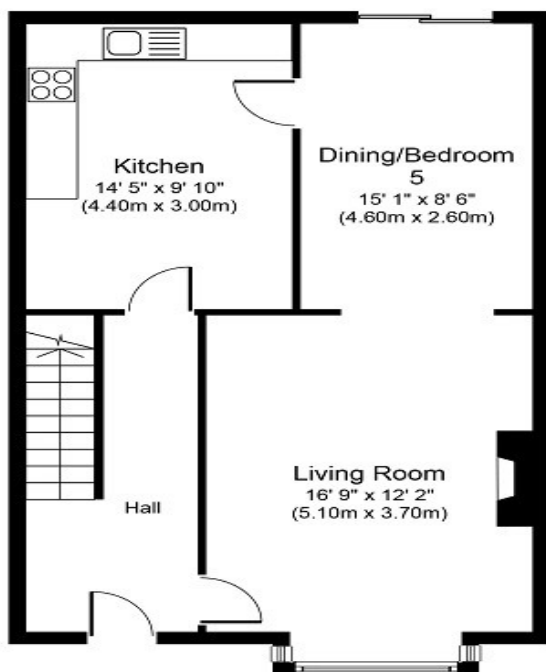
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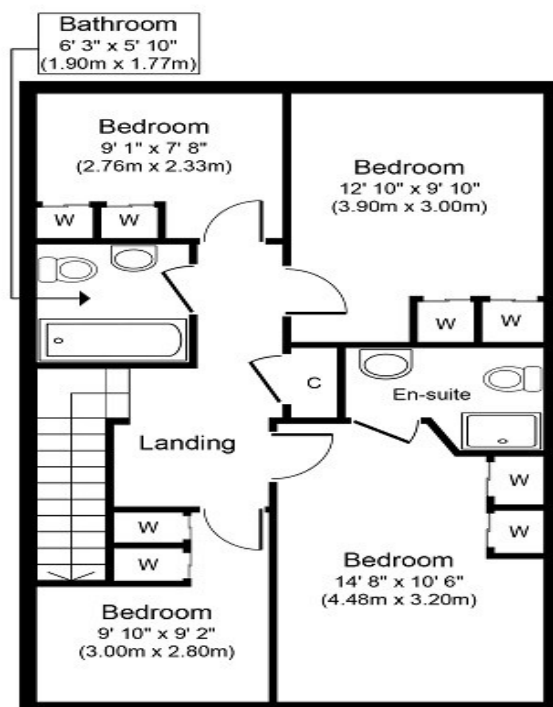
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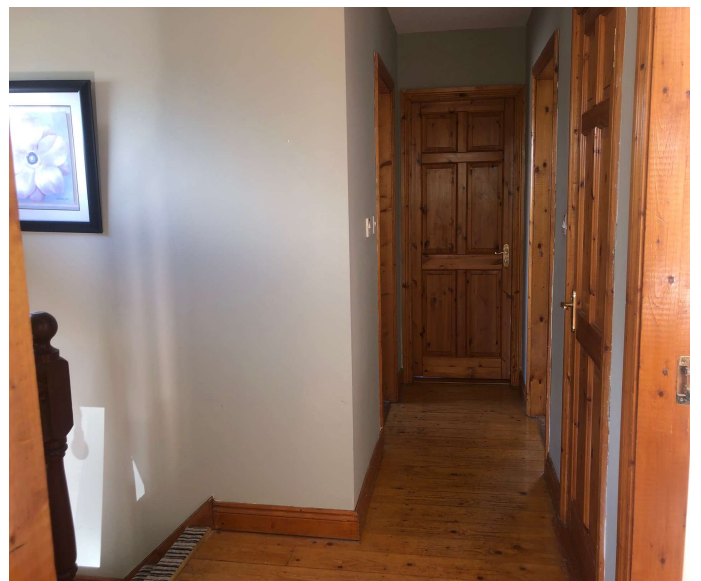
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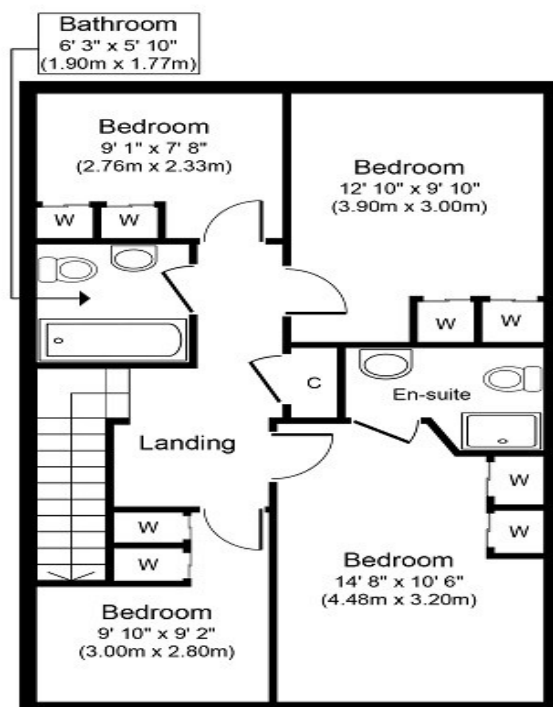
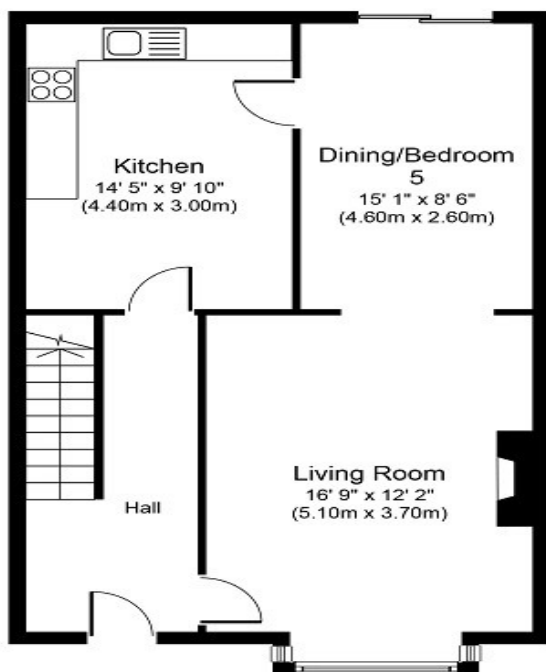
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