



BELVEDERE HILLS

MULLINGAR, CO. WESTMEATH

FOR SALE BY PRIVATE TREATY

21 FOUR BED SEMI-DETACHED HOUSES

BER C1 D1





OVERVIEW

- › Residential investment and development opportunity
- › Situated in a mature residential location on the fringe of Mullingar Town
- › Conveniently located adjacent to the N52 which connects to the N4 (Dublin - Sligo Road)
- › 21 four bed semi-detached houses, 16 of which require works to complete.
- › Attractive asset management opportunity with the potential to secure and significantly increase rental income

LOCATION

The development is located on the south eastern side of Mullingar Town between the R400 and the Ballinderry Road. The development is located 2.2km from the N52 which connects to junction 15 on the N4 (Dublin - Sligo Road). Mullingar is also well served by a number of transport links including daily train and bus services to Dublin.

Mullingar is also located approximately 50 minutes drive from the M50 and approx. 75km from Dublin City Centre.

The immediate area is primarily a mature residential location, with the adjacent St Francis Private Hospital being the notable exception. The local area also benefits from its proximity to the busy shopping district of Mullingar Town.



Note: Tenanted houses outlined in black

DESCRIPTION

The houses are all located to the rear of the development facing a large green area. The units comprise four bed semi detached houses and include four housing types, each extending to approx. 122.5 sq.m (1,320 sq.ft).

Of the 21 houses, five are occupied, producing an annual rent of approx. €43,000 per annum, with the remainder in need of works in order to complete.



CONTACT & FURTHER INFORMATION

TITLE

We understand that the properties are held freehold.

SERVICES

We understand that all the mains services are available to the property, however interested parties are advised to satisfy themselves on the availability and adequacy of all services.

FURTHER INFORMATION

Detailed planning report is available upon request from the sole selling agent.

VIEWINGS

Viewings are to be arranged by appointment through the selling agents Savills.

BER RATING



SELLING AGENT



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