

Residential Portfolio Investment



- 11 Residential Investment Properties
- 8 Located in Dublin
- 3 Located in Dundalk
- Existing Income (Annual) - €137,448
- ERV (Annual) - €191,700



119 Clifden Court

The Clifden Court apartment complex faces directly onto the river Liffey, which runs through the city centre and into Dublin Bay. The Luas Red Line is directly behind the building giving quick access to the city centre. Ellis Quay is frequently serviced by numerous bus routes.

Collin's Barracks, a historic site and now one of Ireland's most famous museums, is a two minute walk away, Phoenix Park a five minute walk.

The 2022 Daft.ie report recorded a 7% increase in rents in Dublin 7. Clifden Court, in the heart of Dublin 7, can certainly capitalise on these rent increases. According to the same report, from Q4 2021, there has been a 20% increase in average national rents since Q4 of 2020.

DESCRIPTION

A well-maintained entrance leads into the communal garden. 119 Clifden Court is a ground floor apartment which avails of a private entrance accessed directly from the garden.

Entrance Hallway, Living Room/ Kitchen, 2 Bedrooms, Ensuite, Bathroom, Fitted Wardrobes, Hotpress, Gas-fired Central Heating, Parking

66 sq.m (710 sq.ft)

BER D2
BER No. 101113975
Certificate available on request

12 Scarlet Row

Temple bar is one of, if not the most, well known areas in Dublin City centre. Known for its nightlife, popular restaurants and all-round aesthetic nature, Temple Bar will always be a coveted area. The dart, Luas, Busáras and numerous Dublin bus stops are all within walking distance.

The area is also within walking distance of countless amenities including the Grafton area, O'Connell Street and the majority of Dublin's multitude of famous attractions and museums.

Temple bar is a hive of activity in Dublin City. Rent has been increasing in the area at a rate of 5.7% annually for one bed apartments, according to the Daft.ie Q4 2021 report. The temple bar area is consistently in high demand and the rapidly increasing rents reflect this.

DESCRIPTION

The first floor 1-Bedroom apartment has and easily accessible from street-level. The open plan kitchen/living and expansion of the space into the bedroom by means of a contemporary stylish sliding door creates a large living area. The apartment has double-glazed windows and electric heating. Lift access.

Entrance Hallway, Living Room/ Kitchen, Bathroom, Bedroom, Hotpress, Balcony

42 sq.m (452 sq.ft)

BER F
BER No. 112573035
Certificate available upon request



OLD DISTILLERY



BARGY ROAD



10 The Old Distillery

10 The Old Distillery is located in Smithfield, beside its namesake, the Jameson Distillery. Less than 5 minutes from both Smithfield Square and the Luas Red Line, 10 The Old Distillery is easily accessible.

The government led rejuvenation of Smithfield in 1999 saw a revamp of the historic area. The square and surrounding area now hosts a range of bars, restaurants, museums, and the lighthouse cinema.

The area of Smithfield has seen major rejuvenation in recent years, pushed by both the private and public sector as seen through the public investment in the Luas and renovation of Smithfield Square.

This rejuvenation has led to higher rents being achieved in the area. The Daft.ie report saw a 7% increase in rents in the area in Q4 2021. This indicates the potential rent that this property can achieve.

DESCRIPTION

The second floor apartment looks out onto the secure gated development's large courtyard, adjacent to the large shared green space.

Entrance Hallway, Living Room/
Kitchen, Bathroom, Bedroom,
Hotpress, Balcony, Lift

48 sq.m (516 sq.ft)

BER D1
BER No. 114699499
Certificate available on request

55 Bargo Road

55 Bargo Road is located at the end of a quiet cul-de-sac in the community-driven area of East Wall.

East Wall was historically the living quarters of Dublin Port's dock workers. In recent years the regeneration of the IFSC and surrounding area has seen a major influx in the area both commercially and residentially. The area is quickly becoming one of the capital's most densely populated areas. 55 Bargo Road is a classic example of an East Wall house, a rarity with the surrounding area being quickly populated by high-rise apartments and office blocks.

The property boasts being within a 10 minute walk of East Point Business Park and the Docklands. Dublin City centre is only a 20 minute walk away.

Public transport is abundant with the area well catered for by Dublin Bus, Luas and DART.

DESCRIPTION

The property is a terraced 3 bedroom house with parking facing the road. The entrance hallway leads into the living room, with the kitchen at the rear of the building.

Hallway, Living Room, Kitchen, 3
Bedrooms, Bathroom, Hot Press

68 sq.m (731 sq.ft)

BER F
BER No. 100902642
Certificate available on request



COMPASS COURT

23 & 33 Compass Court

23 and 33 Compass Court South are both located in Ashtown, with excellent views of the Royal Canal. Full advantage of the panoramic views are taken advantage by the balconies at the front of each apartment.

Within walking distance of Pelletstown Train Station (15 minutes to Connolly Station) and a short drive from the M50, The apartments have excellent commuter access. The Dublin Bus route immediately on the doorstep of the apartment block also provides direct access into Dublin City. A wealth of local amenities are available in Ashtown and Castkeknock Village.

The royal canal also hosts a walk/cycle footpath leading both towards and away from the city centre. The regeneration of the Royal Canal saw the footpath and waterway reopen in 2010, creating a new walking/ cycling route into the heart of Ireland.

DESCRIPTION

22 and 23 are second and third floor apartments respectively. Each maintain an excellent and unobstructed view of the Royal Canal. 23 and 33 Compass Court have an identical layout.

The properties have a large living room with adjacent kitchen. The open spaces throughout the apartment create an excellent living area. Each apartment has two large double bedrooms with fitted wardrobes.

The rear balcony of each apartment looks over the common green area behind the apartment block.

Entrance Hallway, Living Room/ Kitchen, Bathroom, Ensuite, 2 Bedrooms, Hotpress, 2 Balconies, Electric Heating, Security Intercom, Parking, Lift



69 sq.m (740 sq.ft)

23 Compass Court

BER C2

BER No. 112333133

Certificate available upon request

33 Compass Court

BER D1

BER No. 112316823

Certificate Available on request



PREMIER SQUARE



OLCAVAR



23 Premier Square

The Premier Square apartment complex leads directly onto the Finglas Road. 10 minutes to the M50 and 20 minutes to the city centre, The route is regularly serviced by Dublin bus and Bus Éireann. The Finglas Road is a key commuter route with brilliant access to and from the city.

Glasnevin Cemetery, Ireland's most famous and historically tied, is a 10 minute walk along the Finglas Road towards the city centre.

23 Premier Square is a third floor apartment situated at the rear of the complex.

DESCRIPTION

An extended balcony runs the entire length of the top floor apartment with access from both the kitchen/living and the master bedroom. Each of the three bedrooms faces the balcony.

The generously sized kitchen/living area is very spacious.

Kitchen/Living, Hallway, 3 Bedroom, Ensuite, Bathroom, Hot Press, Security Intercom, Electric Heating, Fitted Wardrobes, Lift, Parking

66 sq.m (710 sq.ft)

BER D1
BER No. 114700222
Certificate available on request

74 Olcavar

The property is ideally located within an attractive development only two minutes walk south from Shankill Village and Shanganagh Park. Past Shanganagh lies the coast with beaches leading up to Killiney and down to Bray.

With easy access to the M11, and Shankill being serviced by many bus routes, 74 Olcavar is neatly situated with access to the coast, but also a short trip from Dublin City. The Dart station, a ten minute walk away, serves all stations from Howth/Malahide to Greystones

DESCRIPTION

74 Olcavar is a ground floor two bedroom apartment in a duplex unit.

Shankill dart station is only a ten minute walk and serves all stops from Shankill towards Dublin City to Howth, or from Shankill to Greystones.

The M50 and M11 are each a two minute drive from 74 Olcavar.

Entrance Porch. Living/Kitchen, 2 Bedrooms, Ensuite, Bathroom, Hotpress, Decking Area

72 sq.m (775 sq.ft)

BER C2
BER No. 114700404
Certificate available on request



41 Meadow View

41 Meadow View is located towards the end of a quiet cul-de-sac. Dundalk Town Centre is a kilometer away, easily accessed by foot or TPI bus. An hour to Dublin and an hour to Belfast, 41 Meadow View has easy access to either by means of the M1.

With a Maxol service station, local convenience store, Ominplex cinema and variety of large stores nearby, the local area is well provided with amenities.

DESCRIPTION

The semi-detached 3 bed is well proportioned with an extended kitchen. With front and rear garden the property has plenty of space within its setting. 41 Meadow View is a good size with lovely gardens.

Entrance Hallway, Extended Kitchen, Sitting Room, 3 Bedrooms, Bathroom, garage, Front and Rear Gardens.

78 Glenwood

Adjacent to Glenmuir United Football Club and Dundalk Young Ireland's GAA Club, 78 Glenwood is surrounded by a host of amenities. The property is 1 km from Dundalk centre and 500m from both Dundalk Hospital and Louth County Hospital.

A 5 minute drive to the M1, 78 Glenwood is equidistant to both Dublin and Belfast with each city being an hour away. Dundalk train station has regular trains going both North and South.

DESCRIPTION

The property is semi-detached with garage and a generous extension to the kitchen at the rear of the building.

Entrance Hallway, Living Room, Kitchen, Bathroom, 3 Bedrooms, Hotpress, Garage, Front and Rear Gardens.

119 Glenwood

Similar to 78 Glenwood, 119 is adjacent to Glenmuir United Football Club and Dundalk Young Ireland's GAA Club. The property is 1 km from Dundalk and within walking distance of both Dundalk and Louth County Hospital.

A 5 minute drive to the M1, 119 Glenwood is equidistant to both Dublin and Belfast with each city being an hour's drive away. Dundalk train station sees regular trains go both North and South.

DESCRIPTION

Entrance Hallway, Living Room, Kitchen, Bathroom, 3 Bedrooms, Hotpress, Front and Rear Gardens.

41 Meadow View

93 sq.m (1,001 sq.ft)
Garage 15 sq.m (161 sq.ft)

BER
Awaiting Confirmation

78 Glenwood

108 sq.m (1,162 sq.ft)
Garage 15 sq.m (161 sq.ft)

BER
Awaiting Confirmation

119 Glenwood

88 sq.m (947 sq.ft)

BER
Awaiting Confirmation

**KELLY WALSH**

property advisors & agents

Description	Address	Post Code	Area	Status	Contracted Rent	ERV
Apartment	119 Clifden Court, Dublin 1	D07EA02	66 sq.m (710 sq.ft)	Occupied	€900	€1,500
Apartment	10,The Old Distillery, Dublin 7	DO7 X8H2	48 sq.m (515 sq.ft)	Occupied	€870	€1,250
Apartment	74 Olcovar, Dublin 18	D18P940	72 sq.m (775 sq.ft)	Occupied	€1,100	€1,500
Apartment	23 Compass Court South, Dublin 15	D15WY44	69 sq.m (740 sq.ft)	Occupied	€1,123	€1,500
Apartment	33 Compass Court South, Dublin 15	D15NY70	69 sq.m (740 sq.ft)	Occupied	€1,186	€1,500
Apartment	12 Scarlet Row, Dublin 2	DO8VX31	42 sq.m. (450 sq.ft)	Occupied	€1,425	€1,425
Apartment	23 Premier Square, Dublin 9	D11YH22	90 sq.m (915 sq.ft)	Occupied	€1,900	€1,900
House	55 Bargy Road, Dublin 3	D03X579	68 sq.m (731 sq.ft)	Vacant	n/a	€1,500
House	41 Meadow View, Dundalk	A91 X8H4	95 sq.m (1025 sq.ft)	Occupied	€600	€1,300
House	119 Glenwood, Dundalk	A91 YN6X	87 sq.m (940 sq.ft)	Occupied	€1,050	€1,300
House	78 Glenwood, Dundalk	A91 H9K7	87 sq.m (940 sq.ft)	Occupied	€1,300	€1,300
					€11,454	€15,975

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