

Residential Investment Sale



Apartments 1 - 6 Winstonville,
Charlemont Road, Clontarf, Dublin 3.

 **HUNTERS**
ESTATE AGENT

www.huntersestateagent.ie



For Sale by Private Treaty

Hunters Estate Agent are delighted to bring to the market 1-6 Winstonville Apartemnts, an ideal investment opportunity with a current annual income of approx. €60,000.

This purpose built block of apartments comprises 3 x 1 bedroom units and 3 x 2 bedroom units and the entire building has been well maintained over the years. There is one parking space provided for each unit and a small communal landscaped garden.

Winstonville Apartments are set in the prestigious suburb of Clontarf with Charlemont Road lying within easy reach of the City Centre. The area benefits from many amenities including Westwood Health & Leisure Club which is a mere 5 minutes' walk and there are numerous shops, bars and restaurants nearby.

Clontarf Promenade and St. Anne's Park with its football grounds, tennis courts and rose garden and the Red Stables are also closeby. Easy access is also available to the City Centre with Clontarf DART Station within strolling distance.

Viewing is highly recommended.

SPECIAL FEATURES

- » Purpose built block of apartments (3 x 1 bedroom & 3 x 2 bedroom units).
- » Approx. 391 sq.m. / 4,210 sq.ft.
- » Well maintained common area and landscaped gardens.
- » One parking space provided per unit.
- » Gas fired central heating.
- » Built c. 2000.
- » Set in prestigious suburb of Clontarf with easy access to the City Centre via excellent transport links including Bus and DART Services.
- » Many amenities in the locale including Westwood Health & Leisure Club, St. Anne's Park and Clontarf Promenade.

ACCOMMODATION

GROUND FLOOR

INTERNAL HALLWAY

2.01m x 7.90m (6'7" x 25'11")

APARTMENT 1

Approx. 46.5 sq.m. (501 sq.ft.)

Accommodation : Living Area, Kitchen, Bathroom, Hotpress, Bedroom.

APARTMENT 2

Approx. 62 sq.m. (667 sq.ft.)

Accommodation : Living Area, Kitchen, Bathroom, Hotpress, Bedroom 1, Bedroom 2.

FIRST FLOOR

INTERNAL HALLWAY

2.01m x 7.90m (6'7" x 25'11")

APARTMENT 3

Approx. 46.5 sq.m. (501 sq.ft.)

Accommodation : Living Area, Kitchen, Bathroom, Hotpress, Bedroom.

APARTMENT 4

Approx. 62 sq.m. (667 sq.ft.)

Accommodation : Living Area, Kitchen, Bathroom, Hotpress, Bedroom 1, Bedroom 2.

SECOND FLOOR

INTERNAL HALLWAY

2.01m x 7.90m (6'7" x 25'11")

APARTMENT 5

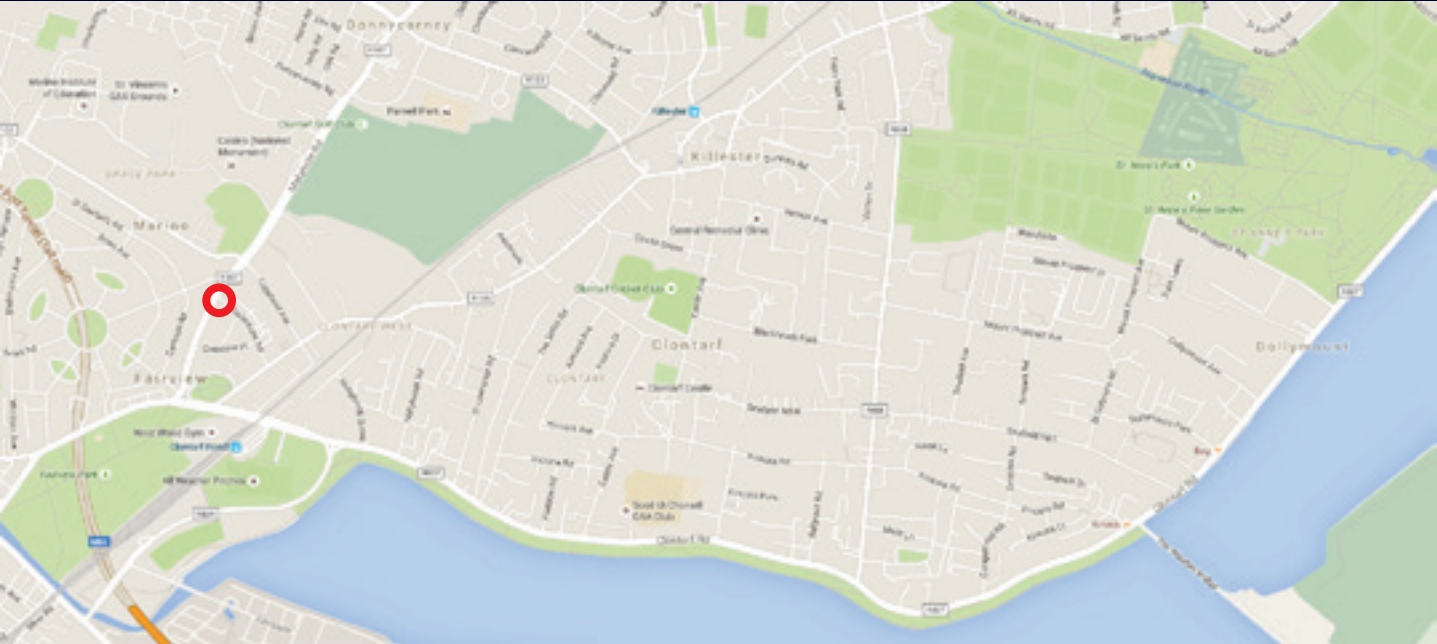
Approx. 51.2 sq.m. (551 sq.ft.)

Accommodation : Living Area, Kitchen, Bathroom, Hotpress, Bedroom, Utility/Storage area.

APARTMENT 6

Approx. 62 sq.m. (667 sq.ft.)

Accommodation : Living Area, Kitchen, Bathroom, Hotpress, Bedroom 1, Bedroom 2.



INVESTMENT SUMMARY

	Description	Size	Size		
1	1 bedroom ground floor	46.5	501	€700	€1000
2	2 bedroom ground floor	62	667	€900	€1300
3	1 bedroom 1st floor	46.5	501	€800	€1000
4	2 bedroom 1st floor	62	667	€600	€1300
5	1 bedroom 2nd floor	51.2	551	€1100	€1100
6	2 bedroom 2nd floor	62	667	€900	€1300
				€5000	€7000

BER DETAILS

	Description	BER Number	Energy Performance Indicator kWh/m2/yr
1	D1	107178253	240.98
2	C3	107178360	218.83
3	C3	107178279	207.2
4	C2	107178410	188.22
5	D1	107178303	226.16
6	C3	107178444	220.48



View of Clontarf Promenade



Dublin Bay

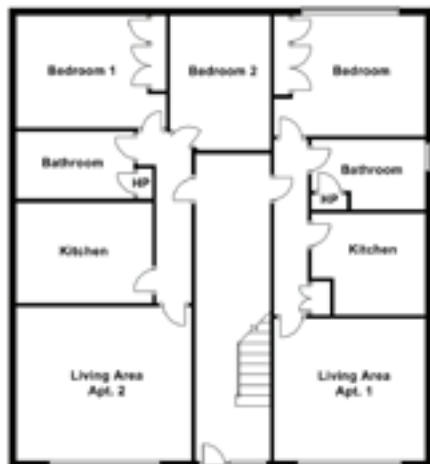


DIRECTIONS

Travelling through Fairview with the park on your right, take a left turn at traffic light after Bank of Ireland onto Malahide Road. Continue along the road and take a right turn onto Charlemont Road at the Clontarf Veterinary Hospital. Winstonville Apartments is immediately on the right hand side.

VIEWING

Strictly by prior appointment only with sole selling agent, Hunters Estate Agent, City Centre on 01 668 0008 or email: info@huntersestateagent.ie



GROUND FLOOR FLOORPLAN
Not to scale. For identification purposes only.



FIRST FLOOR FLOORPLAN
Not to scale. For identification purposes only.



SECOND FLOOR FLOORPLAN
Not to scale. For identification purposes only.

FLOOR PLANS

Not to scale. For identification purposes only.



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