

## 1-5 Railway Terrace, Carrigaloe, Cobh, Cork



ERA Downey McCarthy take great pleasure in bringing to the market this most attractive investment opportunity, comprising a complete terrace of 5 No. recently refurbished, two storey houses.

The property sits on the east side of the R624, just south of Carrigaloe train station and adjacent to the Passage West Ferry terminus. This is a superb commuter location with excellent transport links, while remaining within 4 km of Cobh's town centre. The terrace itself is long established and enjoys uninterrupted sea views across the Lee Estuary to Passage West and further northwards across Lough Mahon.

**AMV: €975,000**



**60 South Mall, Cork.**

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PSRA No. 002584

## | DESCRIPTION

1-5 Railway Terrace accommodates 2 x 1 bedroom houses, 2 x 2 bedroom houses and 1 x 3 bedroom house.

All 5 houses have been recently refurbished and are presented in excellent condition throughout. Internal accommodation includes modern kitchens and bathrooms and services include gas fired central heating. Each house has the benefit of an off-street private parking space as well as an enclosed rear yard.

On full occupation, this investment opportunity has been generating a rent of €77,040 p.a. which represents a potential Net Initial Yield of 7.6%. Presently the terrace is 80% occupied.

## | ACCOMMODATION

- 1 Railway Terrace - 2 bedroom house - 39.60 sq.m.
- 2 Railway Terrace - 3 bedroom house - 100.22 sq.m.
- 3 Railway Terrace - 1 bedroom house - 39.60 sq.m.
- 4 Railway Terrace - 1 bedroom house - 47.76 sq.m.
- 5 Railway Terrace - 2 bedroom house - 47.76 sq.m.

## | LOCATION



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