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For Sale by Private Treaty



9 OLD COLLEGE HALL, ARD NUA STUDENT VILLAGE, BALLINODE, SLIGO, F91 HE4H

These particulars are issued on the understanding that they will not be construed as forming part of any contract. They are for guidance purposes only. Measurements are approximate and maps are not drawn to scale. All negotiations should be carried out through Bryan J Corcoran. PSRA Licence No. 002960

DESCRIPTON

Attractive 6 Bed End of Terrace House part of the fully managed student accommodation in the Ard Nua Student Village complex.

The property is well maintained and in good repair.

This is an ideal investment property with good rental returns.

MANAGEMENT COMPANY

The manage company covers insurance, repairs and maintenance e.g CCTV, electronic door locks, fire safety, TV chanel, WiFi network, common area electricity, waste management, common area cleaning.

LOCATION

Ard Nua is within a short distance from ATU, University Hospital and Sligo City Centre.

PROJECTED INCOME

Projected gross rental for the accademic year 2023/2024 is €31500

ACCOMMODATION:

ENTRANCE PORCH	4'2" (1.27m) x 2'6" (0.76m)
ENTRANCE HALL	18'4" (5.59m) x 4'0" (1.22m)
LIVING / DINING	18'2" (5.54m) x 13'0" (3.96m)
KITCHEN	14'2" (4.32m) x 5'3" (1.6m)
BEDROOM 1	14'2" (4.32m) x 6'6" (1.98m)
BEDROOM 2	8'0" (2.44m) x 11'0" (3.35m)
BATHROOM	7'0" (2.13m) x 2'11" (0.89m)

FIRST FLOOR

BEDROOM 3	14'11" (4.55m) x 11'2" (3.4m)
EN SUITE	8'11" (2.72m) x 2'11" (0.89m)
BEDROOM 4	11'3" (3.43m) x 9'2" (2.79m)
BEDROOM 5	11'1" (3.38m) x 7'11" (2.41m)
BEDROOM 6	12'5" (3.78m) x 7'3" (2.21m)
BATHROOM	6'11" (2.11m) x 5'9" (1.75m)

SPECIAL FEATURES:

- Centrally located just 5 minute walk from Sligo ATU, University Hospital
- Convenient to all amenities and services
- Fully managed student accommodation
- Parking available
- Ideal investment property with a strong rental return
- Bus service

BER NO: 101172724
EPI: 252.81 Kw/mtr sq/yr

AMV: €240000