

FOR SALE by Private Treaty

44–50 Upr Rathmines Road,  
Rathmines, Dublin 6.



*An exceptional opportunity to acquire a substantial Pre'63 investment of 4 Georgian buildings divided in a total of 39 self-contained apartments and situated in a superb Rathmines location, within walking distance of supermarkets and restaurants, the Swan Cinema complex, Swan Leisure Centre, third level colleges and the Luas. Available in one or more lots.*

*BER Rating: Exempt*

**O CONNOR  
SHANNON**



176 Lower Rathmines Road, Rathmines, Dublin 6.

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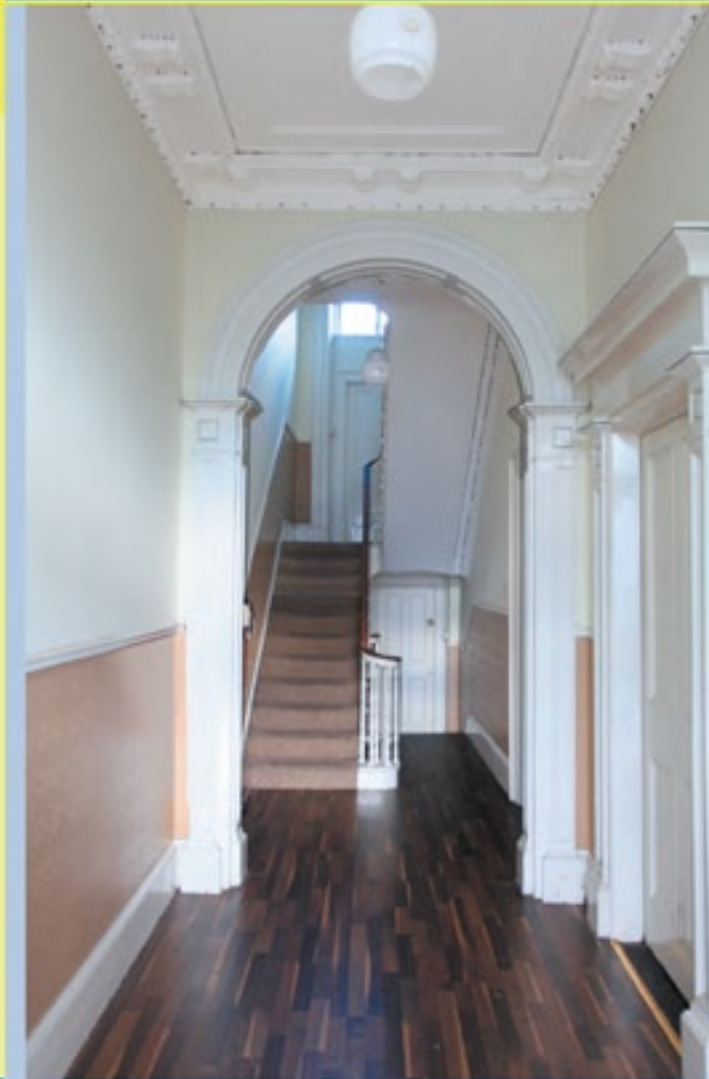
[www.oconnorshannon.ie](http://www.oconnorshannon.ie)



New to market and presenting a high yielding investment with considerable upside potential. Accommodation schedule includes an excellent unit mix of 21 x 1 bedroom, 10 x studio and 8 x 2 bedroom apartments arranged over four floors. All apartments are currently let and producing a substantial rent roll. Some apartments are presented in turn key order whilst others require light refurbishment. Vacant possession of entire is available.

**Features:**

- Oil fired central heating ( No 44, 46 & 48) No. 50 has gas fired central heating – individual gas boilers in each apartment.
- Electricity separately metered
- Communal metered laundry room to rear
- Generous front and rear gardens



*Impressive Rathmines Road Facade*



44-50 Upr Rathmines Road, Rathmines, Dublin 6.

## 44 Upr Rathmines Road

### Accommodation:

Gross internal area extends to c. 363.2 sq.m. / 3,909 sq.ft

| Floor Level  | Apartment No. | Apartment Type   | Max Dimensions                |
|--------------|---------------|------------------|-------------------------------|
| Hall         | 1             | Studio           | 4.51m x 3.87m                 |
| Hall         | 2             | Studio           | 5.76m x 3.87m                 |
| Hall         | 3             | 1 Bedroom        | 10.71m x 2.32m                |
| First Return | 4             | 1 Bedroom        | 10.71m x 2.32m                |
| First        | 5             | Studio           | 5.76m x 3.85m                 |
| First        | 6             | 1 Bedroom        | 5.47m x 4.49m                 |
| Second       | 7             | 2 Bedroom Duplex | 5.77m x 3.82m & 5.51m x 5.39m |
| Second       | 8             | 2 Bedroom Duplex | 5.40m x 4.53m & 5.23m x 4.24m |
| Garden       | 9             | 1 Bedroom        | 9.45m x 2.32m                 |
| Garden       | 10            | 1 Bedroom        | 3.63m x 3.45m & 5.43m x 2.22m |
| Garden       | 11            | 1 Bedroom        | 6.37m x 5.79m & 3.34m x 1.56m |

## 46 Upr Rathmines Road

### Accommodation:

Gross internal area extends to c. 396.4 sq.m. / 4,266 sq.ft

| Floor Level  | Apartment No. | Apartment Type   | Max Dimensions                |
|--------------|---------------|------------------|-------------------------------|
| Hall         | 1             | Studio           | 4.50m x 3.83m                 |
| Hall         | 2             | Studio           | 5.78m x 3.83m                 |
| Hall Return  | 3             | 1 Bedroom        | 8.19m x 2.43m                 |
| First Return | 4             | 1 Bedroom Duplex | 8.34m x 2.56m & 8.22m x 2.60m |
| First        | 5             | Studio           | 5.76m x 3.80m                 |
| First        | 6             | 1 Bedroom        | 5.93m x 4.50m                 |
| Second       | 7             | 2 Bedroom Duplex | 5.74m x 3.83m & 5.40m x 5.61m |
| Second       | 8             | 2 Bedroom Duplex | 5.93m x 4.53m & 4.43m x 4.72  |
| Garden       | 9             | 1 Bedroom        | 5.31m x 4.50m & 3.32m x 1.51m |
| Garden       | 10            | 1 Bedroom        | 15.00m x 3.52m                |
| Garden       | 11            | 1 Bedroom        | 9.84m x 2.35m                 |





## 48 Upr Rathmines Road

### Accommodation:

Gross internal area extends to c. 363.2 sq.m. / 3,909 sq.ft

| Floor Level  | Apartment No. | Apartment Type   | Max Dimensions                |
|--------------|---------------|------------------|-------------------------------|
| Hall         | 1             | Studio           | 4.51m x 3.87m                 |
| Hall         | 2             | Studio           | 5.76m x 3.87m                 |
| Hall         | 3             | 1 Bedroom        | 10.71m x 2.32m                |
| First Return | 4             | 1 Bedroom        | 10.71m x 2.32m                |
| First        | 5             | Studio           | 5.76m x 3.85m                 |
| First        | 6             | 1 Bedroom        | 5.47m x 4.49m                 |
| Second       | 7             | 2 Bedroom Duplex | 5.77m x 3.82m & 5.51m x 5.39m |
| Second       | 8             | 2 Bedroom Duplex | 5.40m x 4.53m & 5.23m x 4.24m |
| Garden       | 9             | 1 Bedroom        | 9.45m x 2.32m                 |
| Garden       | 10            | 1 Bedroom        | 3.63m x 3.45m & 5.43m x 2.22m |
| Garden       | 11            | 1 Bedroom        | 6.37m x 5.79m & 3.34m x 1.56m |



## 50 Upr Rathmines Road

### Accommodation:

Refurbished in recent years, all apartments are spacious and bright and presented in a very modern style.

Gross internal area extends to c. 276.22 sq.m. / 2,973 sq.ft

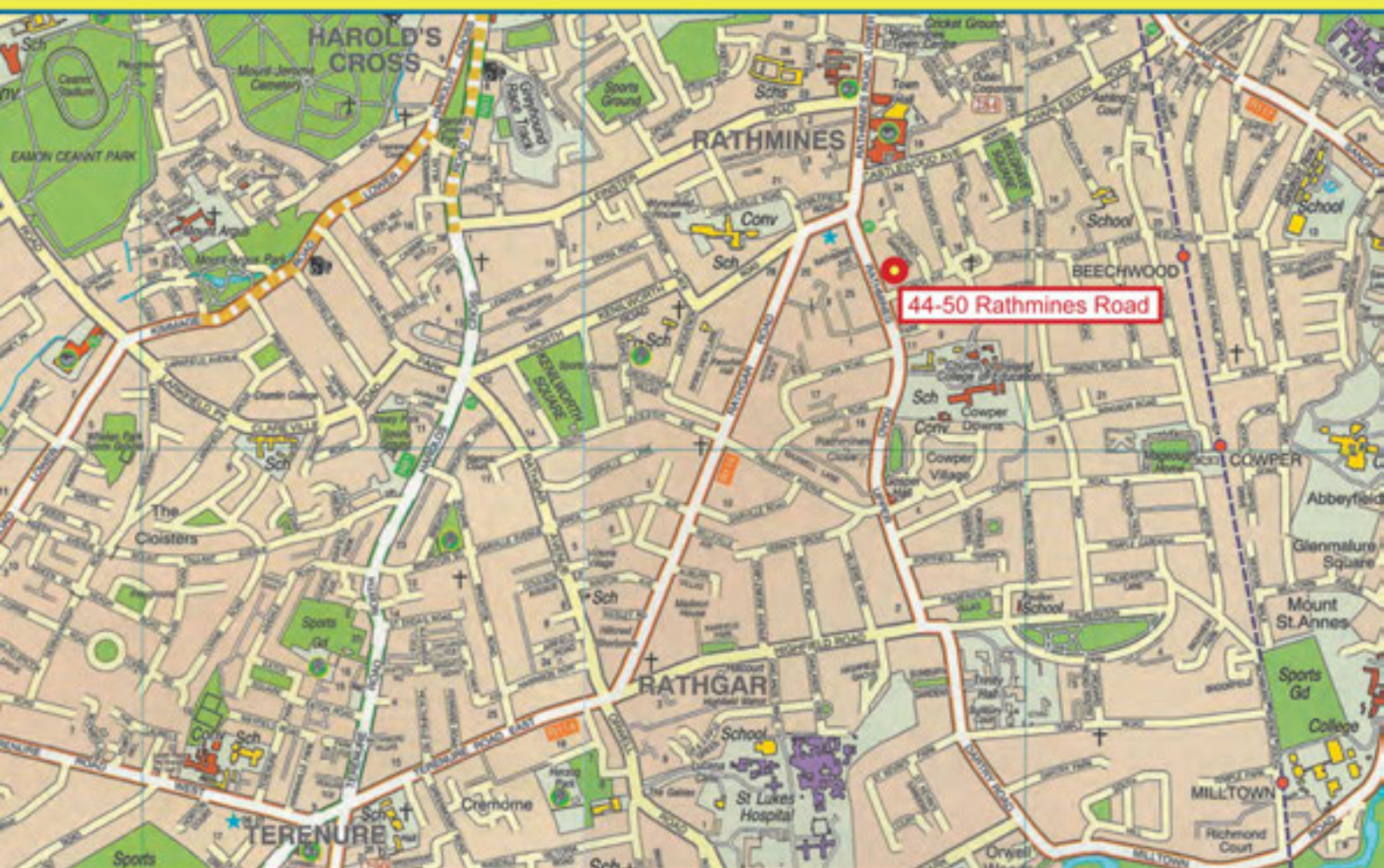
| Floor Level | Apartment No. | Apartment Type | Max Dimensions |
|-------------|---------------|----------------|----------------|
| Hall        | 3             | 1 Bedroom      | 10.60m x 3.78m |
| Hall Return | 4             | Studio         | 6.30m x 2.35m  |
| First       | 5             | 2 Bedroom      | 10.55m x 5.76m |
| Second      | 6             | 2 Bedroom      | 10.55m x 5.76m |
| Garden      | 1             | 1 Bedroom      | 6.40m x 5.85m  |
| Garden      | 2             | 1 Bedroom      | 13.40m x 5.70m |



Floor Plans (not to scale)



Floor Plans (not to scale)



- Outside:** Each of these properties has its own railed front garden of c. 8.5 metres. Gardens to rear are laid out in lawn and extend to c. 13 metres in length.
- Directions:** Driving from the city on Lower Rathmines Road through the village of Rathmines, keep left at the junction of Rathgar Road and drive for about 100 metres. The properties are on your left hand side opposite Tesco supermarket.
- Viewings:** Strictly by appointment with the sole agent.
- AMV:** €795,000 each
- Negotiator:** Coleman Connor Tel: (01) 4968111

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