

7 & 7a Raheen Ave. **Dublin 24**



Two x 3 Bedroom Houses

Guides: €175,000 & €165,000

GIY: 9.6% & 10.91%

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Sales Summary

- Two x 3 Bedroom Terraced Houses
- Available in 2 x Lots
- Each Subject to Tenancies
- GIY 9.6% & 10.91%
- For Sale via Digital Auction 07.08.2020

Location

The properties are situated in an extremely convenient location to the western side of Raheen Avenue, at the junction with Raheen close. The Square Shopping Centre is just 2.1km away, and Tallaght Hospital Luas Stop (Red Line) is only 1.4km to the east, providing an approximate 50 minute travel time to Dublin's O'Connell Street.

Description

No. 7: The property comprises a three bedroom mid-terrace house arranged over ground and first floors, set beneath a pitched roof. Externally there is a driveway to front, and garden to the rear.

No. 7a: The property comprises a three bedroom end of terrace house arranged over ground and first floors, set beneath a pitched roof. Externally there is a driveway to front, and garden to the rear.

Tenancies

No. 7: The property is subject to a 12 month tenancy from 06.02.2017 at a current rent of €1,400 PCM (€16,800 p.a.).

No. 7a: The property is subject to a 12 month tenancy from 01.04.2019 at a current rent of €1,500 PCM (€18,00 p.a.).

Sales Details

Both properties are available for sale via Digital Auction (unless withdrawn or sold prior) on 7th August 2020, at the following Guide Prices:

Guide Price No 7: €175,000

Guide Price No.7a: €165,000

Agent Contact Details

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Solicitors

Firm: Byrne Wallace

Contact: Orla McCarthy

Legal Pack & Auction Registration

No. 7: [Click Here](#)

No. 7a: [Click Here](#)

Auction Date

7th August from 12 p.m.

BER

Rating: C3 – D1

EPI: 223.25 kWh/m²/yr - 231.7 kWh/m²/yr



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