



FOR SALE BY PRIVATE TREATY

Weaver court, Clondalkin, Dublin 22

Residential Investment Opportunity.

Thirteen residential units comprising of 4 No. Townhouses and 9 No. Apartments for sale in one lot at Weaver Court, Neilstown Road, Clondalkin, Dublin 22.

This is an excellent opportunity for the astute investor to acquire a fully let portfolio in this popular and highly lettable suburban location where future capital appreciation is very likely. Demand and limited availability of rental accommodation in the area are contributing to strong capital growth.



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LOCATION

Located to the north of Clondalkin Village, Weaver Court is situated on the Neils town Road, adjacent to Liffey Valley Shopping Centre and the Mill Shopping Centre in Clondalkin Village. The M50 and N/M4 are within easy access of the development. All local amenities and facilities are available on its doorstep including ARROW and commuter rail services from the Clondalkin Fonthill Train Station. The immediate area is also well serviced by the No.40 & No.76 Dublin Bus Services which provide easy access to Dublin City Centre, Liffey Valley, Tallaght Village and The Square Shopping Centre. There are a variety of local amenities including shops and schools within walking distance of the development, with a wider range of shops, shopping centres, cafes and restaurants located at Clondalkin Village and at Liffey Valley. There are a number of sporting activities in the area to include Round Towers GAA, soccer, rugby and boxing clubs.

DESCRIPTION

Weaver Court is a modern townhouse and apartment development of approximately 60 units in total. The development is finished to a high standard with electronically controlled security gates and ample communal parking. All of the homes in Weaver Court are finished to a good standard with modern fitted kitchens, ample storage and extensive wall tiling.

The portfolio comprises of thirteen residential units all currently let and generating a total passing rent of c. €177,000 PA with a potential optimised rent of €195,000 PA achievable through active management. Comprising of 4 x 2 bedroom townhouses, 5 x 1 bedroom apartments and 4 x 2 bedroom apartments, ranging in size from 37 SqM (398 SqFt) to 92 SqM (990 SqFt). The passig rent represents a gross yield of c. 8.4 %. The optimised rent represents a gross yield of c. 9.25%.

FEATURES:

- Popular location near by Liffey Valley Shopping Centre & Clondalkin Village.
- Limited supply of quality opportunities in prime rental locations of this lot size.
- Significant investment demand for good quality residential investments.
- Property will appeal to investors
- Significant opportunity for long term capital growth.
- Capital appreciation for apartment prices in West Dublin are outperforming most other areas of the city
- Excellent transport links - QBC Dublin Bus services, Clondalkin Fonthill Train Station & M50 Motorway

VIEWING

View by appointment with the sole selling agents.

GUIDE PRICE: €2,100,000

FOR FURTHER INFORMATION PLEASE CONTACT SELLING AGENTS, DNG ADVISORY TEAM.

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