Glen Estates: Estate Agent Donegal
Unit 3 Glenview Business Park
Letterkenny
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Investment yield c. 13% - 4 McClure's Terrace, Letterkenny

Starting Bid: €150,000.00

For sale by Glen Estates: Estate Agent Donegal via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsold.ie. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Great investment opportunity being sold with vacant possession comprising two self contained 1 bedroom apartments located in the heart of Letterkenny and walking distance to all amenities.

This property was built in 1950 and therefore predates any defective block issues.

Conservatively we would expect this property to achieve €800 per month per apartment which is almost a 13% rental yield which is a very good return on investment in today's market.

The ground floor apartment is accessed by the rear, where there is a rear yard housing the bin storage, oil tanks and oil burners. Also houses the washer and dryer for use by the

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ground floor apartment.

There is a partially glazed hardwood door, leading to an open plan kitchen, dining and living area which is 15.7ft x 13.1ft with vinyl flooring and built in, wall and base kitchen units with a tiled surround and a stainless-steel sink and drainer unit. Integrated electric hob and oven and an under counter fridge.

Bedroom one: 12.2ft x 8.6 ft with carpet flooring.

Shower room: Vinyl flooring and fully tiled walls with a white two-piece suite. Shower cubicle with a glass shower enclosure and a Gainsborough electric shower.

The First-floor apartment, which is accessible via the front of the property. There is a hardwood front door leading into a tiled entrance hall, with a carpeted staircase leading to the first floor, into an open plan kitchen, dining and living area which is 15.8ft x 12.10ft.

There is vinyl flooring with built in, wall and base kitchen units with a tiled surround, and stainless-steel single sink and drainer unit and mixer taps over. Integrated four ring electric hob and an electric double oven. Under counter fridge/freezer and is plumed for a washing machine. The tumble dryer is installed. And there is a fireplace with an electric stove inset.

Bedroom one: 9.2ft 8.3ft with laminate flooring.

Shower room: Vinyl flooring and fully tiled walls with a white two-piece suite. Shower cubicle with a glass shower enclosure and a Triton T80 electric shower.

BER Details
BER E1 / BER no. 118313956

TO VIEW OR MAKE A BID Contact Glen Estates: Estate Agent Donegal or iamsold, www.iamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

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