**Glen Estates: Estate Agent Donegal**
**Unit 3 Glenview Business Park**
**Letterkenny**
**Donegal**
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# Potential Yield c. 17%, Main Street, St Johnston

## Starting Bid: €135,000.00







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.

2x 1 bed apartments being sold with vacant possession centrally located for all the town amenities.

This property has a potential rent of €12,000 pa per apartment (c. €24,000 pa) offering an attractive yield of 17.7%.

The property is sold with vacant possession. The previous tenants were not issued with notices to vacate and therefore the new owners can rent these properties at market value.

The apartments have current fire certification although could benefit from cosmetic updating, an opportunity exists to reconfigure the layout to provide additional bedrooms. This property is an ideal investment opportunity.

Located in the heart of the welcoming village of St Johnston, this property presents an

excellent opportunity to acquire two well-proportioned one-bedroom apartments in a convenient and established residential area. Ideally suited to investors, first-time buyers, or those seeking rental income, the property offers comfortable accommodation with easy access to nearby towns and essential amenities.

St Johnston Village offers a quiet residential setting while keeping essential services within easy reach. Local shops, community facilities, and public transport links are just a short walk away, making daily life effortless. The village`s location near the border with Northern Ireland also allows quick access to the vibrant city of Derry, as well as the larger Donegal town of Letterkenny. Both towns provide a wealth of retail, healthcare, and educational facilities, ensuring residents enjoy the best of both rural and urban living.

For families, the property benefits from proximity to a range of schooling options, offering a variety of academic options. Healthcare needs are easily met and residents also enjoy access to shopping and leisure facilities nearby, providing a range of retail, dining, and entertainment options.

Key Property Features
Property comprises two self-contained one-bedroom apartments
Excellent investment opportunity with rental income potential
Located in the centre of St Johnston
Strong rental demand in the wider Donegal / Derry area
Ideal for investors or first-time buyers
Easy commuting distance to Derry and Letterkenny
Quiet village setting with convenient amenities

Nearby Amenities & Distances:
Primary School: St Baithin`s National School, St Johnston approx. 0.5 km
Secondary Schools: Several schools available in Derry approx. 11 km
Hospital: Altnagelvin Area Hospital approx. 13 km
Additional Hospital: Letterkenny University Hospital approx. 22 km
Shopping Centres:
Foyleside Shopping Centre approx. 11 km
Letterkenny Retail Park approx. 22 km

There is a PVC door leading to a shared entrance hallway with tile flooring and which houses the fire safety unit, the ESB meters and the fuse boxes.

Apartment One - F93 Y097
Open plan kitchen, living & dining area with tile flooring, measuring
19.8ft x 11.5ft.
There are built-in wall and base kitchen units, stainless-steel sink and drainer unit with mixer taps over.

Tiled read hallway with a partially glazed door leading to the rear.

Shower Room
Tile flooring and a shower cubicle with a glass enclosure and a Triton electric shower.

Toilet
Tiled flooring with fully tiled walls and a white two-piece suite.

Bedroom
13.8ft x 14.3ft
with timber flooring.

Apartment Two - F93 A402 - located upstairs, accessed by a carpeted staircase.

The kitchen dining and living area
19.4ft x 15ft.
The kitchen has vinyl flooring with built-in wall and base kitchen units, stainless steel sink and drainer unit with mixer taps over.

The living area has carpet flooring.

The W/C has vinyl flooring and a white two-piece suite with a tiled backsplash over the wash hand basin.

The Shower Room
Tile flooring and a shower cubicle with a glass enclosure, fully tiled with a Triton electric shower.

Bedroom
13.7ft x 14.3ft with timber flooring.

Outside
There is a large rear garden with a fenced boundary. Two oil burners and two oil tanks.

Apartment 1
BER E2 / BER Number 112995659
Floor Area 58.454 (m2)
Eircode F93 Y097

Apartment 2
BER E1 / BER Number 119215739
Floor Area 71.04 (m2)
Eircode F93 A402

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.

## Apartment One

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Toilet
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Bedroom
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with timber flooring.

## Apartment Two

Apartment Two is located upstairs, accessed by a carpeted staircase.

The kitchen dining and living area
19.4ft x 15ft.
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The living area has carpet flooring.

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