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11 St Alphonsus Road, Dromcondra, Dublin 9

Starting Bid: €850,000.00



For sale by Kelly Bradshaw Dalton 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.

INVESTMENT OPPORTUNITY / PERIOD PROPERTY OVER THREE FLOORS / LOW MAINTENANCE REAR GARDEN / REAR ACCESS / 10 BEDROOMS

No 11 is an 10 bedroom property ideal for room by room letting.

This is a superb opportunity for investors and possible owner occupiers alike to purchase an attractive property in a most convenient location boasting 8 bedrooms, 2 reception rooms (easily turned into 2 additional bedrooms), a kitchen, a utility, 3 bathrooms, a WC and a large concrete shed with rear access to the rear.

The layout of this house makes it an ideal property for room by room letting with an inhouse manager in the ground floor bedroom with ensuite.

No. 11 is a mid terraced, bay windowed property situated on this much sought after quiet,

picturesque, residential street in the heart of Drumcondra. This property is laid out over 3 floors. The ground floor consists of 2 reception rooms, a kitchen, a utility room, a bedroom with ensuite. The 1st floor consists of 5 bedrooms and a shared bathroom. Each bedroom has plumbing with it's own sink. The 2nd floor has 2 further bedrooms, a bathroom and a WC.

To the rear is a c.150 ft garden with a concrete built shed with rear access to St. Joseph's Avenue.

The location of the property is second to none and needs no introduction, it is highly sought after by the rental market. The City Centre and Drumcondra Village are literally on your doorstep. No 18 St Alphonsus' Road is convenient to numerous shops, cafes, bars and restaurants Drumcondra has to offer. Easy access is enjoyed to the IFSC, East Point Business Park, Dublin Airport, Mater, Temple Street & Beaumont Hospitals, DCU and Trinity and the M1 & M50 motorways.

The area is very well serviced by a great public transport system. Several of Ireland's most prestigious educational institutions are within walking distance, including St Patrick's College of Education, Mater Del Institute of Education and All Hallows College. The green open spaces nearby and its close proximity to the city makes it a unique location. Drumcondra Station is minutes away and you can walk to the Luas cross city line. There are also numerous bus routes servicing Drumcondra.

BER E1 / BER No. 110251600

Floor Area 198.7 (m2)

Early viewing of this property is very highly recommended to appreciate all it's potential.

To access the legal pack, please copy and paste the link below:

<http://www.iamsold.ie/properties/cc86eda0d85b4b0882e1784624d5a076/auction-pack>

TO VIEW OR MAKE A BID Contact Kelly Bradshaw Dalton or [iamsold](http://iamsold.ie), 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 firm's 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](http://iamsold.ie) 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.