



SOLICITORS

Gore & Grimes
Cavendish House
Smithfield
Dublin 7
(Ref. Ms Sally Alford)
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TITLE

We understand that the property is held on a freehold or equivalent long leasehold title.

BER RATING

BER E1 - **BER C3** Available on request

SITE LAYOUT PLAN



ROWLAGH VILLAGE CENTRE DUBLIN 22

Multi-Family Residential Development

100% occupied
Income producing - €465,000 p.a.
Immediate reversionary potential
Modern multifamily investment opportunity
containing 32 housing units.
Comprising Duplex, Townhouses and Apartments
ranging in size of 1,000-1,500 sq.ft

FOR SALE



20 Clanwilliam Square,
Grand Canal Quay Dublin 2
Telephone: 01 662 3113 Fax: 01 662 3114
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The terms set out herein are by way of partial summary. Intending purchasers or lessees should obtain a copy of the Particulars and Conditions of the Sale where the matters are dealt with comprehensively. Particulars and Conditions of Sale are available from the Agents and the solicitors with carriage of sale. Quinn Agnew act for the vendors and/or lessees of this property whose Agents they are, hereby give notice that, (1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Quinn Agnew has any authority to make or give any representation or warranty whatsoever in relation to this property. (4) All prices quoted are exclusive of VAT.

01 662 3113
www.quinnagnew.ie





LOCATION

Rowlagh Village Centre is located at the junction of Neilstown Road and Collinstown Road to the south of Liffey Valley Shopping Centre.

The development has excellent transport links and including bus routes within walking distance.

Rowlagh Village Centre is 10 minutes' walk from Liffey Valley Shopping Centre which hosts a number of bus routes serving the city centre and neighbouring suburbs.

The M5 / N4 interchange is within 2.5km of Rowlagh Village Centre.



DESCRIPTION

The properties generally comprise large three bed townhouses, apartments and duplexes. The properties are all fitted out to a high standard and all Landlord furnishings and fixtures are included in the sale.

A full inventory of the contents of each apartment is available from on request.

Other features include:

- Gold Shield electric heating
- Hardwood double glazed windows
- Security intercom system
- High quality fitted kitchens
- Wall and floor tiling in all bedrooms.

INVESTMENT

The properties are all fully let on 32 almost identical 12 month leases.

28 leases are leased to individuals where payment is paid under the Housing Assistance Payment Scheme (HAP).

Four properties are leased to private individuals.



Chaplains Terrace



Chaplains Place



Chaplains Court

ACCOMODATION/TENANCY SCHEDULE

See separate accommodation/tenancy schedule

Chaplains Terrace

6 – 3 bedroom	Townhouses
9 – 3 bedroom	Duplexes
4 – 3 bedroom	Apartments
1 – 4 bedroom	Townhouse
Currently producing	€291,000 PA

Chaplains Place

7 – 3 bedroom	Duplexes
Currently producing	€102,000 PA

Note: Full details on tenancy available on request.

Further information available on <http://RowlaghVillage.com>

Chaplains Court

2 – 3 bedroom	Duplexes
3 – 3 bedroom	Apartments
Currently producing	€72,000 PA