



## Estate of 2 Houses For Sale in Dublin



### Informações do Revendedor

Name:	Niall Madden
Nome da Empresa:	Esales Property Limited
País:	Reino Unido
Experience since:	2002
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefone:	
Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 2,336,743.58

### Localização

Country:	Irlanda
State/Region/Province:	Leinster
Cidade:	Dublin
Address:	N Strand Rd
CEP:	D03 PR84
Adicionado:	07/01/2025
Informação adicional:	Estate of 2 Houses For Sale in Dublin Ireland

Esales Property ID: es5554428

### Property Location

51 Nth.Strand Road D3

52 Nth. Strand Road D3

D03 PR84

Dublin



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## Ireland

### Property Details

The vibrant city of Dublin offers a dynamic market for property investors. This analysis delves into two distinct properties located on North Street Road, Dublin 3, highlighting their potential and key considerations.

#### Property 1: 51 North Street Road – A Multi-Unit Investment

##### Description:

- \* Terraced property with three separate apartments, each with its own Eircode (unique identifier for Irish addresses).
- \* Total area: Approximately 270 square meters, including common areas.
- \* Layout:
  - \* Basement: 1 bedroom apartment with shower room, toilet, and kitchen/dining room (approximately 90 square meters).
  - \* Ground Floor: 1 bedroom apartment with shower room, toilet, and kitchen/dining room (approximately 82 square meters).
  - \* First Floor: 2 bedroom apartment with shower room, toilet, and kitchen/dining room (approximately 90 square meters).
- \* Amenities: Fire alarm, emergency lighting, rewired electrical system, replumbed plumbing, gas central heating (communal), insulated floors, walls, and ceilings.
- \* History: Previously operated as a boarding house (pre-1963).
- \* Renovation Needs: Requires updating throughout.

##### Investment Potential:

- \* Multi-unit property offers the potential for rental income from three separate apartments.
- \* Location is a key advantage, with close proximity to the sea, city center, train station, bus center, and the International Financial Services Centre (easily accessible within 5 to 20 minutes).
- \* Upgrading the property could significantly increase rental yields.

##### Considerations:

- \* The property requires renovation, and potential costs should be factored into the investment decision.
- \* Managing multiple tenancies requires a well-defined strategy.
- \* Research rental market trends in the area to determine potential rental income.

#### Property 2: 52 North Street Road – Spacious Semi-Detached Property

##### Description:



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- \* Semi-detached property with a basement, two floors, and a large back area.
  - \* Total area: Approximately 280 square meters (figures require independent verification).
  - \* Layout:
    - \* Basement: 1 bedroom, communal eating area, shower room, and storage area (approximately 95 square meters).
    - \* Ground Floor: 2 large bedrooms, separate toilet, and shower room with toilet (approximately 95 square meters).
    - \* First Floor: 3 bedrooms, with one very large bedroom (approximately 95 square meters).
  - \* Amenities: Central gas heating, smoke detectors, and emergency lighting.
  - \* Back Area: Approximately 700 square meters, facing a side street and rear lane. Part of this area was previously used for commercial purposes.

#### Investment Potential:

- \* This property offers flexibility for various uses. It could be converted into a single-family home or potentially subdivided into multiple units (subject to planning permission).
- \* The large back area presents development opportunities, subject to planning permission and feasibility studies.
- \* The location offers similar advantages to Property 1, with easy access to amenities and transportation.

#### Considerations:

- \* The property may require renovation and potential conversion work, depending on the chosen use.
- \* Planning permission may be required for any significant alterations or development of the back area.
- \* Research market trends for single-family homes, multi-unit conversions, and potential commercial development in the area.

#### Overall Comparison:

Both properties offer distinct investment opportunities. Property 1 presents a multi-unit income stream with potential for renovation and increased rental yields. Property 2 offers flexibility for conversion into a spacious family home, multi-unit investment (subject to planning permission), or potential commercial development of the back area.

#### Additional Considerations:

- \* All figures provided should be independently verified and confirmed by a qualified surveyor.
- \* The properties are sold 'as is,' and a thorough inspection is recommended before purchase.
- \* Consult with a qualified architect or developer to explore potential conversion or development options for Property 2.

The Dublin property market offers attractive opportunities for investors. By carefully considering the unique features, renovation needs, and potential uses of these two properties, investors can make informed decisions aligned with their investment goals.



Disclaimer: This information is for general guidance only and does not constitute financial or investment advice. Always conduct thorough due diligence and consult with qualified professionals before making any investment decisions.

## About the Area

Dublin, the vibrant capital of Ireland, offers a captivating blend of history, culture, and lively nightlife. This charming city boasts a rich literary and artistic heritage, stunning architecture, and a warm welcome for visitors.

A visit to Dublin wouldn't be complete without a stop at the Guinness Storehouse, where you can learn about the brewing process and enjoy panoramic city views from the Gravity Bar. Immerse yourself in history at Dublin Castle, explore the magnificent Trinity College and marvel at the Book of Kells, and delve into the city's literary past with a visit to the National Library of Ireland.

Dublin's vibrant cultural scene comes alive in its numerous theaters, music venues, and art galleries. Catch a performance at the Abbey Theatre, one of Ireland's most renowned theaters, or enjoy live music in one of the many traditional pubs that line the city's streets.

Beyond the city center, explore the picturesque Phoenix Park, one of the largest enclosed urban parks in Europe, or take a day trip to the Wicklow Mountains for stunning scenery and charming villages. Whether you're interested in history, culture, or simply enjoying the vibrant atmosphere, Dublin offers something for everyone.

## MAiN FEATURES:

- \* 550m<sup>2</sup> of living space between both houses
- \* 200m<sup>2</sup> plot
- \* 6 Bedrooms after redevelopment
- \* 2 Bathrooms after redevelopment
- \* Stunning Views
- \* Private Parking
- \* Private Garden
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Ireland
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Comum

Quartos de dormir: 6

Banheiro: 2



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Pés quadrados acabados: 550 m<sup>2</sup>

## Utility details

Heating: Sim

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.551.740

