

FOR SALE

101

RANELAGH
RANELAGH ROAD
DUBLIN 6



TURLEY

PROPERTY ADVISORS

DESCRIPTION

Overview

Turley Property Advisors are delighted to present 101 Ranelagh Road, Ranelagh, Dublin 6, to the market. This period residential investment property is available For Sale by Private Treaty.

This charming terraced period property comprises five individual units, thoughtfully arranged to maximize both space and rental potential:

- **3 Studio Flat**
- **2 One-Bedroom Flat**
- **Potential Development Site to rear (S.P.P.)**

Though dated, each unit is thoughtfully laid out and caters to the needs of urban living while retaining the character of this historic building. There is potential to develop the rear site (subject to planning permission), providing options for additional rental units or other types of development. The site enjoys access to the rear off Ashfield Avenue.

Investment Potential

The property offers the opportunity to generate an attractive income in a highly desirable location. With each of the tenants having received their notice to vacate in line with RTB guidelines. There is an opportunity for new ownership to potentially revise rental strategies, refurbish the property to further enhance its value or convert it back into a family home.

Key Features

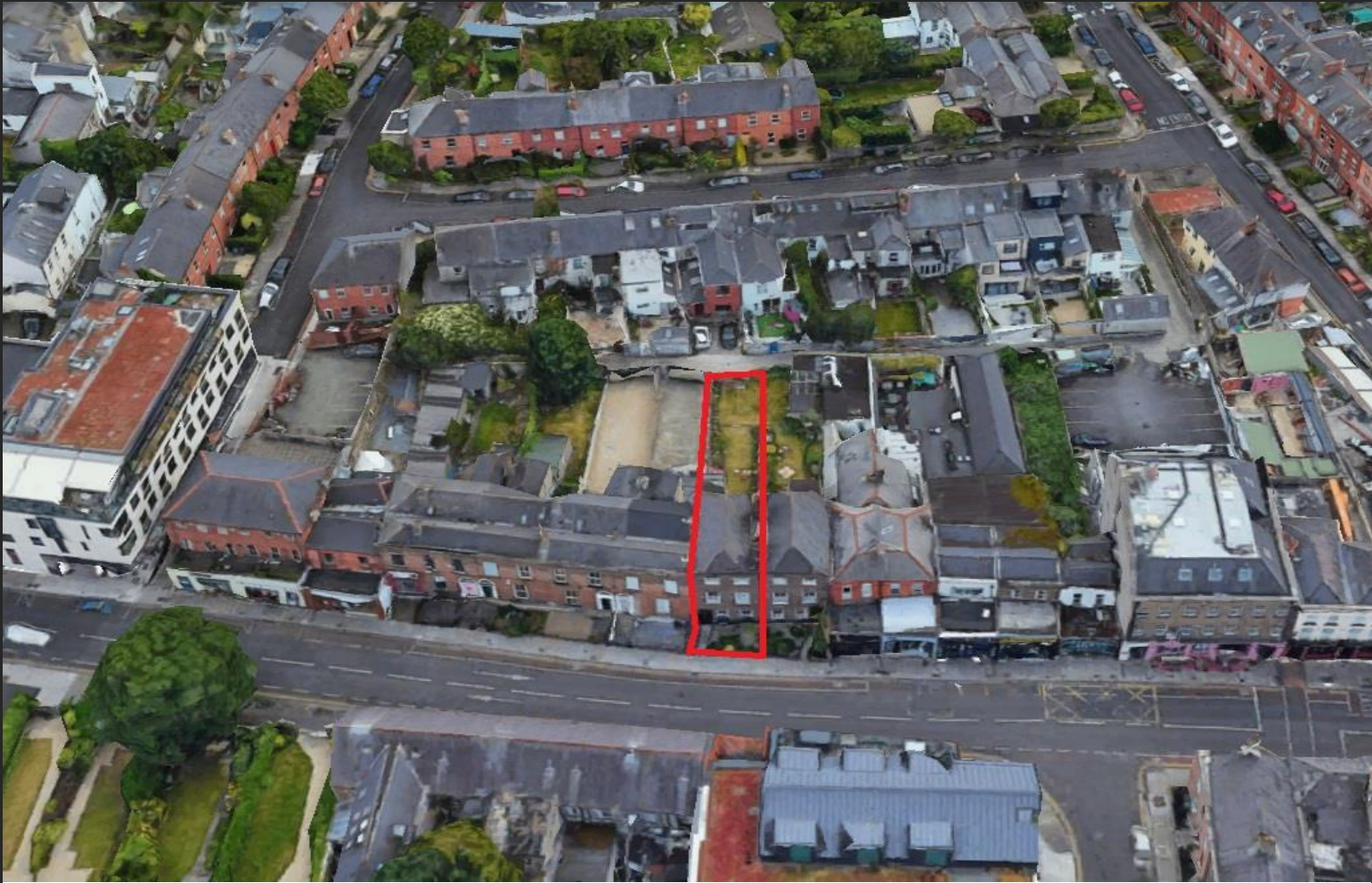
- **Prime Location:** Situated in the vibrant and desirable area of Ranelagh.
- **Period Charm:** Retains many original features, adding to its unique appeal.
- **Income-Generating:** Currently generating rental income
- **Site Potential:** There is scope to develop the rear garden (subject to planning)
- **Flexible Usage:** Potential for reconfiguration or refurbishment to maximize investment.
- **Vacant Possession:** All tenants have been issued notice to vacate, in compliance with RTB guidelines.

Location

Nestled in the heart of Ranelagh, one of Dublin's most sought-after neighbourhoods, 101 Ranelagh Road offers the perfect blend of historical charm and modern convenience. The property is situated close to a variety of local amenities including gourmet restaurants, trendy cafes, boutique shops, and lush parks. Excellent public transport links, including the Ranelagh Luas stop and Dublin Bus, provide easy access to Dublin City Centre and beyond.







 Dublin Bus  Aircoach

 DART



BER

On Application

PRICE

€1,100,000

TITLE

We understand the properties are held under a freehold/
long leasehold title subject to occupational tenancies.

VIEWINGS

Strictly by Appointment with the sole selling agents.

TURLEY PROPERTY ADVISORS

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