

FOR SALE

PRE '63

6 Units
Development Site to Rear
(Subject to Planning)



Rear of 65 Ranelagh
Dublin 6

TURLEY
PROPERTY ADVISORS



DESCRIPTION

Turley Property Advisors are delighted to present Rear of 65 Ranelagh, Ranelagh, Dublin 6 to the market, for sale by Private Treaty.

Property Overview:

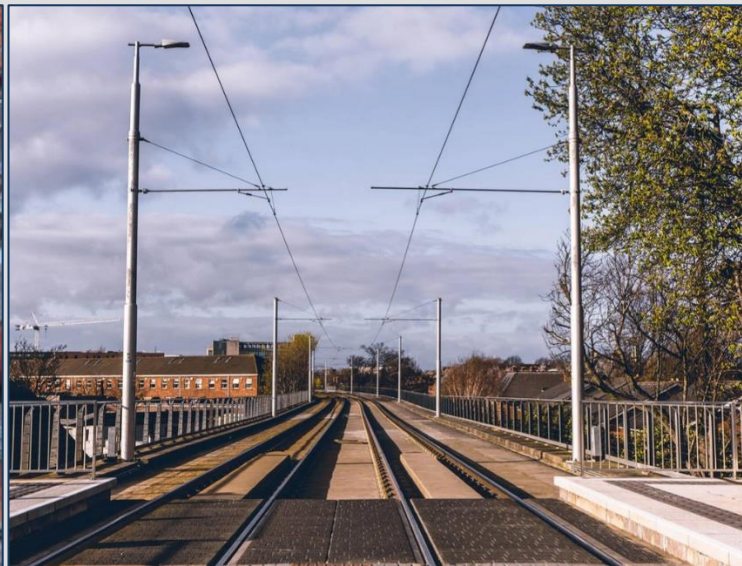
- Address: Rear of 65 Ranelagh, Ranelagh, Dublin 6
- Property Type: Pre '63
- Approx. 260 sq. m. (2,798 sq. ft.)
- Number of Units: 6 separate units
- 5 x 1 Bedroom Flats & 1 Studio
- Current Status: Fully let with notice to vacate issued to each tenant.
- Investment Opportunity
- Potential Development: Rear site (subject to planning permission)
- Separate Purchase Options:
 - Property: €1,250,000
 - Site: €350,000
 - Entire: €1,600,000

Property Description:

The property at 65 Ranelagh is a Pre '63 building, which is divided into 6 units – 5 x 1-bedroom flats and 1 Studio. The property, which is currently fully let. Each unit varies in size and layout but there are 2 units per floor. The property is accessed to the side of Tribeca Restaurant in a highly desirable area in Ranelagh village.

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 right-of-way access to the rear onto Beechwood Avenue. Investing in the property separately for **€1,250,000** or acquiring the site for **€350,000** allows for flexibility in investment strategies and future development plans.





RANELAGH

LOCATION

Prime Location: Nestled directly behind Tribeca restaurant, just off Ranelagh Main Street, this property enjoys the convenience of city living with a wealth of amenities right at your doorstep. From trendy cafes and gourmet restaurants to boutique shops and cultural attractions, everything you need is within easy reach.

Dining & Entertainment: Explore a diverse array of dining options, from cozy cafes serving artisanal coffee to award-winning restaurants offering world-class cuisine. Ranelagh is renowned for its culinary scene, with something to suit every taste and palate.

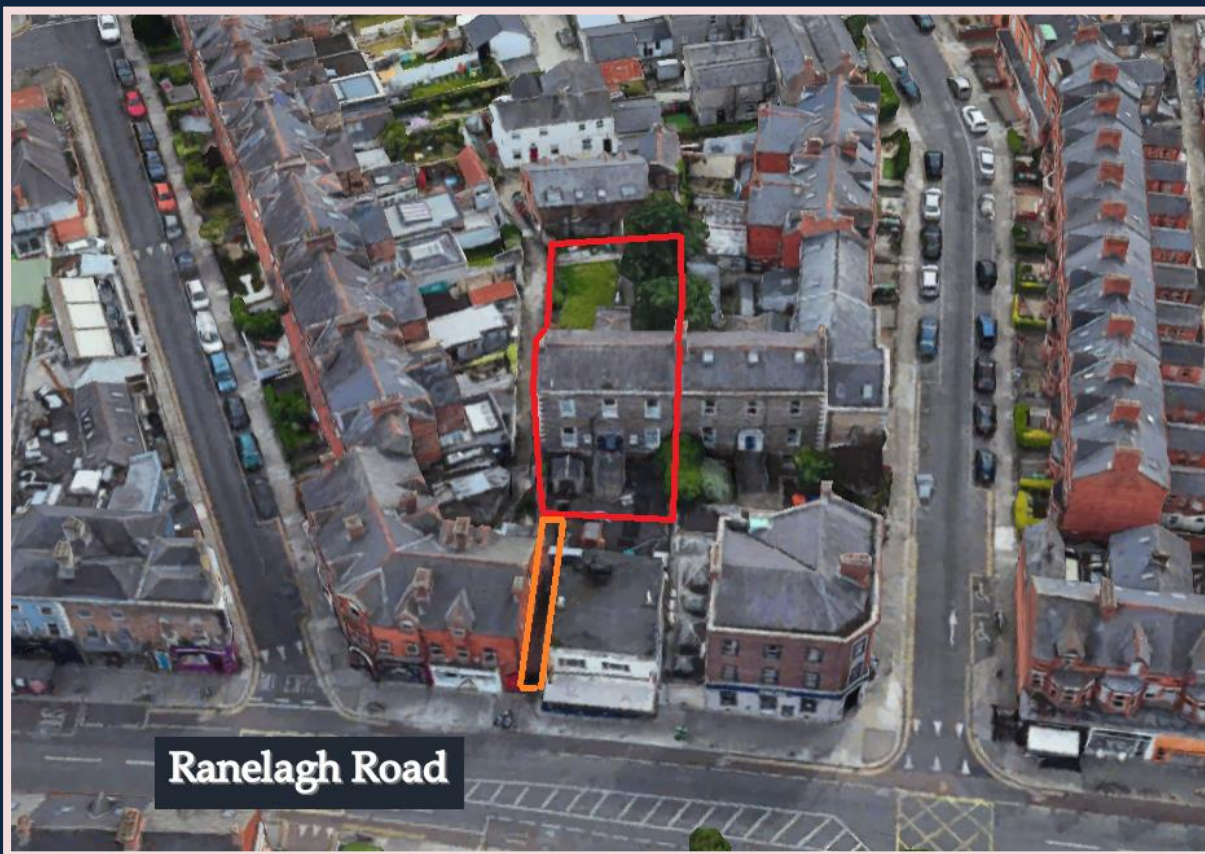
Shopping & Leisure: Indulge in retail therapy at nearby boutiques, specialty stores, and artisan markets. Take a leisurely stroll through leafy parks, enjoy a workout at the local gym, or catch a movie at the cinema – there's no shortage of activities to keep you entertained.

Transport Links: With excellent transport links including bus routes, Luas tram stops, and nearby Dublin Bike stations, commuting around the city is a breeze. Whether you're heading into the city center for work or exploring the surrounding areas, you'll enjoy convenient access to all that Dublin has to offer.

Schools & Universities: Families will appreciate the proximity to top-rated schools and educational institutions, ensuring that children receive a quality education without having to travel far from home.

Healthcare Facilities: Rest assured knowing that healthcare services including hospitals, clinics, and pharmacies are readily available in Ranelagh village.





BER
Exempt

PRICE
Entire €1,600,000
Site: €350,000
Property without Site: €1,250,000

TITLE
We understand the properties are held under a freehold/ long leasehold title.

VIEWINGS
Strictly by Appointment with the sole selling agents.

Nestled just off Ranelagh main street with a multitude of restaurants, cafes and shopping facilities available on the doorstep.



TURLEY PROPERTY ADVISORS

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