

Terry O'Reilly Auctioneers
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**9.17% Yield - Apartment 26 Tuansgate, Tallaght,
Dublin 24**
Starting Bid: €260,000.00



For sale by Terry O'Reilly Auctioneers 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.

This well presented two bed, second floor apartment located in the ever popular Tuansgate complex in the heart of Tallaght. Sold with Vacant Possession

The location is next to none as literally on your doorstep you have the Square Shopping Centre, Tallaght Hospital, gyms, bars and restaurants. There is no shortage of transport options as The Luas Redline a mere stone's throw away as well as the Belgard Road which provides access to the N7, the M50 and beyond.

The apartment is in good condition throughout and measures 65 sq meters. Accommodation comprises of own front door, entrance hall, open plan living area with balcony, two double bedrooms, master ensuite and walk in wardrobe and a main bathroom.

Features

Yield - 8.75%

Sold with Vacant Possession

Under floor heating

2 bed / - 2 bath

GFCH

Large balcony

The Square Shopping Centre at your doorstep

Gyms, bars & restaurants within minutes

Fantastic location

Beside the Red Luas line

Parking available

Within easy reach of M50 & N7

Located in the heart of Tallaght

Every conceivable amenity within walking distance

Floor Area c. 65 sq m

BER C3 / BER No. 105610737

TO VIEW OR MAKE A BID Contact Terry O'Reilly Auctioneers or [iamsold](http://iamsold.com), 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.com) 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.