

Kelly Bradshaw Dalton
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Drumcondra
Dublin 9
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27 Whitworth Road, Drumcondra

Starting Bid: €650,000.00



For sale by Kelly Bradshaw Dalton 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](https://www.iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

7 Bed Plus Attic Investment Property / Excellent Condition / 10% Yield / Central Dublin 9 Location / Period Red Brick Property

We are delighted to present a fantastic investment opportunity in a prime location between Drumcondra and Phibsborough villages.

This property was generating an impressive €65,000 per annum, offering a strong 10% yield for investors. A beautifully maintained period red brick residence, the property has been thoughtfully reconfigured to provide seven bedrooms plus a converted attic, six ensembles, one shared bathroom, and a self-contained studio. It is in excellent condition throughout and benefits from a 5-Year Electric Cert, double-glazed windows, and quarterly fire inspections, ensuring a fully compliant, ready-to-go investment.

On entering, you are greeted by a spacious hallway leading to a bright double bedroom

with ensuite and bay window, followed by another well-appointed double ensuite bedroom. Further down the hall is a fully fitted modern kitchen, featuring a double hob, double oven, double sink, and washer/dryer.

To the rear, there is a self-contained studio with ensuite, while the return hosts a single ensuite bedroom and a full family bathroom. The first floor comprises a further double bedroom with ensuite, as well as two single rooms – one with an ensuite and one with access to the shared bathroom. Completing the accommodation is a converted attic with ensuite.

Accommodation breakdown:

Room 1 – Double bedroom with ensuite
Room 2 – Double bedroom with ensuite
Room 3 – Single bedroom with ensuite
Room 4 – Double bedroom with ensuite
Room 5 – Single bedroom with ensuite
Room 6 – Single bedroom with separate bathroom
Studio – Self-contained unit with ensuite
Attic Room – Double room with ensuite

Superbly located, this property is within walking distance of the city centre and close to a host of amenities, including cafés, bars, restaurants, and shops. Excellent transport links are available, with Drumcondra Train Station just minutes away, easy access to the LUAS Cross City line, and multiple bus routes serving the area. The location is also ideal for those working in the IFSC, East Point Business Park, and the nearby Mater, Temple Street, and Beaumont Hospitals.

Several of Dublin's most prestigious educational institutions, including St Patrick's College, Mater Dei Institute of Education, and All Hallows College, are within walking distance. The area also boasts excellent schools and creches, including Hyde & Seek Montessori, Little Learners, Drumcondra National School, Lindsay Road National School, and Corpus Christi G.N.S.

A rare opportunity to acquire a high-yielding, fully compliant investment property in an unbeatable location.

Features

7 Bed Plus Attic Investment Property
Excellent Condition
10% Yield
Central Dublin 9 Location
Period Red Brick Property
BER D2 / BER No. 118245182
Overall Floor Area - 148 m²

Copy and paste the following link for a virtual tour - <https://youtu.be/ndlks1poFu0>

TO VIEW OR MAKE A BID Contact Kelly Bradshaw Dalton 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 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.

Room 1

Double bedroom with ensuite

Room 2

Double bedroom with ensuite

Room 3

Single bedroom with ensuite

Room 4

Double bedroom with ensuite

Room 5

Single bedroom with ensuite

Room 6

Single bedroom with separate bathroom

Studio

Self-contained unit with ensuite

Attic Room

Double room with ensuite