

DOUGLAS NEWMAN GOOD

DNG

CREEDON

THURSDAY, 21ST JULY 2016
IMPERIAL HOTEL, SOUTH MALL, CORK

Registration Opens at 10am
Auction Commences at 11am

MUNSTER'S AUCTION EXPERTS



The auction will be streamed live on the day -
visit our website www.dngcreedon.ie to view

FOR SALE BY PUBLIC AUCTION

(unless previously sold)

dng.ie



20 GERALD GRIFFIN AVENUE, MONASTERY ROAD, CORK

- Two bedroom mid terrace cottage of 680 Sq.ft. within walking distance of Cork City centre
- In need of cosmetic improvement
- Ground floor: Living room, dining room, kitchen and bathroom
- First floor: Two bedrooms
- Heated by gas fired central heating

AMV: €65,000

Currently vacant. It has the potential to produce a rental income of **€10,800 to €11,400 per annum**

BER Number: 108595562 **BER D2**

Contact DNG Creedon 021 4897300



PSL No: 001019



129 BARRACK STREET, CORK CITY

- A six bedroom mid terraced property split over three floors near Cork City centre
- The building comprises of an open plan living area on the ground floor with six bedrooms split over the first and second floor
- Ground floor: Kitchen, Living/Dining room
- First and Second floor: Six bedrooms and main bathroom
- Heated by gas fired central heating and has an enclosed garden to the rear

AMV: €150,000

BER No: 108730920 **BER E1**

Contact DNG Creedon 021 4897300



Currently vacant. It has the potential to produce a rental income of **€22,000-€24,000 per annum** PSL No: 001019



14 BALMORAL TERRACE, OLD YOUGHAL ROAD, DILLONS CROSS, CORK

- A three-bedroom mid-terraced property
- Ground Floor: Two living rooms, kitchen and bathroom
- First Floor: Three bedrooms
- Located within walking distance of Cork City centre
- Heated by gas fired central heating and has an enclosed garden to the rear

AMV: €75,000

BER NO: Pending

Contact DNG Creedon 021 4897300



Currently vacant. It has the potential to produce a rental income of **€12,000 per annum**

PSL No: 001019



17 HAZELCOURT, CASTLELAKE, CARRIGTWOHILL, CO. CORK

- A three-bedroom end of terrace property located within walking distance of Carrigtwohill
- Ground floor: Kitchen, Living/dining room and bathroom
- First floor: Three bedrooms (main ensuite) and bathroom
- Exceptional turnkey finish
- Heated by gas fired central heating

Currently vacant. It has the potential to produce a rental income of **€9,600 to €10,200 per annum**

AMV: €125,000

BER NO: 108730789 **BER C1**

Contact DNG Creedon 021 4897300



PSL No: 001019

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19 SUNVIEW COURT, SOUTH DOUGLAS ROAD, CORK

- A two bedroom ground floor apartment in a gated development, within walking distance of Cork City centre
- Open plan living area
- Two bedrooms (master ensuite) bathroom with Jacuzzi
- Heated by gas fired central heating
- An enclosed private garden to the rear with with side access

AMV:€120,000

Currently vacant. It has the potential to produce a rental income of **€12,000 to €14,400 per annum**

BER No: 107933533 **BER C2**



Contact DNG Creedon 021 4897300

PSL NO: 001019



BEANFIELD, REDBARN, YOUGHAL, CO. CORK

- A detached four bedroom bungalow in need of extensive renovation
- Open plan kitchen/dining area, four bedrooms and bathroom
- Standing on a large 4 acre site
- This property has exceptional potential for redevelopment
- It is located within 2 miles of Youghal Town (on the Cork side)
- Includes two out houses with panoramic views of countryside

AMV €35,000

BER No: 108783846 **BER G**



Contact DNG Spillane on 021 4812397

PSL No. 002276

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AMV €80,000

TO BE SOLD AS ONE LOT



MONDANIEL, RATHCORMAC, CO. CORK

The development consists of planning permission for 3 detached 4 bedroom properties

The total site size of the entire parcel of land is 1.07 ha or 2.644 acres.

House number 1

- A detached two storey dwelling with a conservatory and a utility on the ground floor.
- A total of four bedrooms are located on the first floor, one of which has an en suite bathroom.
- The property measures 211 m² or 2271 ft.²

House number 2

- A detached storey and a half dwelling.
- A total of four bedrooms are located on the first floor, one of which has an en suite bathroom.
- The property measures 188 m² or 2023 ft.²

House number 3

- A detached two storey dwelling with a double garage.
- A total of four bedrooms are located on the first floor, one of which has an en suite bathroom.
- The property measures 234 m² or 2518 ft.²



BER No: N/A

Contact DNG Creedon 021 4897300

PSL NO: 001019

FOR SALE BY PUBLIC AUCTION

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8 O'CONNELL COURT, O'CONNELL STREET, WATERFORD CITY

- Three bedroom third floor apartment of 1,100 Sq. ft
- Entrance hallway with open plan kitchen/living/dining
- Two bedrooms, bathroom, storeroom and balcony
- All floors serviced by lift with annual management fees of €1,080 for 2016
- Located in Waterford City centre

AMV: €45,000

Currently vacant. It has the potential to produce a rental income of **€8400-€9000 per annum**

BER No. Pending **BER C1**

Contact DNG Thomas Reid 051 852233



PSL 002015



25 O'CONNELL COURT, O'CONNELL STREET, WATERFORD CITY

- Two bedroom fourth floor penthouse floor apartment of 850 Sq.ft
- Entrance hallway with open plan kitchen/living/dining
- Two bedrooms, bathroom, storeroom with own door access
- All floors serviced by lift with annual management fees of €1,080 for 2016
- Located in Waterford City centre

AMV €40,000

Currently vacant. It has the potential to produce a rental income of **€7800-€8400 per annum**

BER No. Pending **BER C1**

Contact DNG Thomas Reid 051 852233



PSL 002015

FOR SALE BY PUBLIC AUCTION

(unless previously sold)

dng.ie



AMV: €20,000

BER NO: 107732380 **BER G**

Contact DNG Creedon 021 4897300

4 ROCHEs ROW, LIMERICK CITY

- A two bedroom mid terraced property located in the heart of Limerick City centre
- This townhouse is centrally located within walking distance of all Limerick City
- The property is in need of refurbishment and would benefit from upgrading throughout
- It represents an ideal investment opportunity



This property is currently producing an income of **€450 per month or €5400 per annum**

PSL No: 002730



AMV: €230,000

A potential rent role of **€58,800 - €64,800 per annum** is achievable when all apartments are rented.

BER NO: 107285744 **BER C1**

Contact DNG Stack 068 32087

10 APARTMENTS, ABBEYFEALE, LIMERICK

- To be sold in one lot 10 apartments in a block of 15
- The numbers of the apartments for sale are 1, 4, 5, 6, 9, 10, 11, 13, 14 and 15
- Nos 1, 4 and 11 are completed and ready for occupancy
- Nos 5, 6, 9, 10, 13, 14 and 15 are completed to a builders finish
- The portfolio of apartments comprise of 9 X 2 beds and 1 X 1 bed
- These are currently vacant but have potential to achieve a rental income of the following: €500-€550 per month for the 2 bed apartment, €400-€450 per month for the 1 bed apartment



PSL No: 001412



10 THE ORCHARD, CROSSHAVEN, CO. CORK

- Three bedroom mid terrace property within walking distance of Crosshaven village
- The property is in need of some cosmetic work but overall it has exceptionally good room sizes
- Ground floor: Hallway, living room, kitchen/dining room and bathroom
- First floor: Three beds (master en-suite) and main bathroom
- An enclosed garden to the rear
- Located in Crosshaven with great views of the bay



AMV: €120,000

BER NO: 108769514



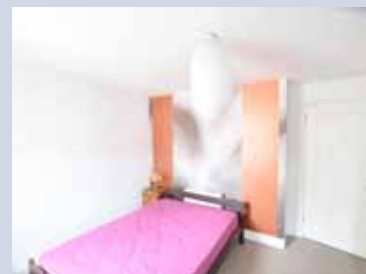
Contact DNG Creedon 021 4897300

PSL 001019



7 ST. MARY'S AVENUE, DILLON'S CROSS, CORK

- Two bed mid terraced house within walking distance of Cork City centre
- Recently renovated the property is located in a quiet cul-de-sac
- Ground floor: Living room/dining room, kitchen and main bathroom
- First floor: Two bedrooms
- Heated by gas fired central heating and has an enclosed garden to the rear



AMV €80,000

BER No: 106951932



Contact DNG Creedon 021 4897300

It is currently rented producing an income of just under **€7200 per annum**

PSL 001019



65 GREAT WILLIAM O' BRIEN STREET, BLACKPOOL, CO. CORK

- Three bedroom end terrace property split over three floors in need of renovation
- Ground floor: Living room, kitchen/dining room and main bathroom
- First Floor: Two bedrooms
- Second floor: One bedroom and bathroom
- Within walking distance of Cork City centre

AMV: €30,000

It is currently rented producing an income of
€7200 per annum

BER NO: Pending



Contact DNG Creedon 021 4897300



PSL No: 001019



2 RIVERVIEW, RINGASKIDDY, CO. CORK

- Two bedroom semi-detached bungalow of 650 Sq. ft in need of complete renovation
- Living room, kitchen, dining room
- Two bedrooms and bathroom
- Garden to the rear
- Located in the village of Ringaskiddy
- It represents an exceptional opportunity to get on the property ladder for a home owner or an investor

AMV: €20,000

BER NO: 108425661



Contact DNG Creedon 021 4897300



PSL 001019



63 THE PARKLANDS, YOUGHAL, CO. CORK

- A three-bedroom semi-detached property located within walking distance of Youghal town
- It has a total square footage size of 1,150 sq. ft
- Ground floor: Entrance hall, kitchen/dining and bathroom
- First floor: Three bedrooms (master ensuite) and main bathroom
- Large garden to the rear of the property



AMV: €60,000

BER NO: 100641737 **BER C1**

Contact DNG Spillane on 021 4812397

Currently vacant. It has the potential to produce a rental income of €700-€750 per month or **€8400-€9000 per annum** PSL 002276



2 THE MALTHOUSE, KINSALE, CO. CORK

- A ground floor two bedroom apartment located in Kinsale town
- Open plan living area with small balcony
- Two double bedrooms and a main bathroom
- Heated by electric storage heating
- Located within a gated development with car parking



AMV €40,000

BER No: Pending

Contact DNG Creedon 021 4897300

It is currently rented and producing an income of €650 per month or **€7,800 per annum**

PSL 001019

GUIDANCE FOR PROSPECTIVE BUYERS

1. PROCEDURES ON SALE OF A LOT ON THE DAY OF THE AUCTION

1.1 You will be required to register prior to the auction commencing and obtain a bidding card. You will need photographic identification and a recent utility bill/bank statement for address verification.

1.2 After a lot is knocked down to you or your agent by the Auctioneer, you or your agent are required to attend at the contracts desk, sign the Contracts for sale in duplicate and pay the deposit of 10% of the purchase price which is non-refundable.

1.3 Once the contracts have been signed in duplicate, one set of the contracts will be held by the auctioneer and one set furnished to you for your legal representative so that the sale can continue in the usual manner.

2. DEPOSIT

2.1 All deposits for properties must be paid by cheque or bank draft.

2.2 All deposits must be made payable to the Auctioneer.

2.3 If you purchase more than one lot in one auction you must pay each deposit separately.

3. CONDITIONS FOR SALE

3.1 Upon the fall of the Auctioneer's gavel if you are the successful bidder for any lot, you become legally bound by the Conditions of Sale in respect of that lot.

3.2 It is presumed that you have read the Conditions of Sale, the Contracts of Sale, Title Documents and any other documents relevant to the lot and have accepted all terms and conditions contained in same.

3.3 The documents made available immediately prior to the Auction of the lot will include any corrections, additions, or amendments to the property particulars and Conditions of Sale of any lot. It is assumed you have read said documents and shown the documents to your relevant advisors and you purchase on full Notice of Sale.

4. CONTRACT FOR SALE

4.1 The Contract for Sale for all properties are available from our agents through our secure transfer service prior to auction day.

4.2 The Contract for Sale will be the standard contract for sale issued by the Law Society of Ireland.

NEXT AUCTION

20th SEPTEMBER 2016
RADISSON, LITTLE ISLAND, CORK



Douglas,
Co. Cork.
t: 021 4897300
e: info@dngcreedon.ie

Munster auction experts are always looking to include properties in their up-and-coming auctions.

If you are interested in having your property included in our auctions call us today for a free appraisal.

To be included in our auction mailing list please contact our office on **021 489 7300** or **[email auctions@dngcreedon.ie](mailto:email.auctions@dngcreedon.ie)**.

For updates on forthcoming auctions check out our website on **www.dngcreedon.ie**.