

DOUGLAS NEWMAN GOOD

DNG

CREEDON

THURSDAY 5TH APRIL 2018
THE IMPERIAL HOTEL, SOUTH MALL, CORK

Registration starts 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



AMV: €165,000

APT 1) BER No: 100833417 **BER G**

APT 2) BER No: 100839273 **BER F**

APT 3) BER No: 100839554 **BER G**

Contact: DNG CREEDON
on 021 4897300

APTS 1, 2, 3, 33 GRATTAN HILL, LOWER GLANMIRE ROAD, CORK CITY

- 3 X 1 bedroom apartments in a self contained block
- Split over 3 floors, with 1 apartment on each floor
- No complex management fees
- PVC double glazing throughout
- Being sold with full occupancy
- Superb investment opportunity
- Within walking distance of Cork City Centre



Currently tenanted producing a rental income of €20,904 per annum and a net yield of 12.6%

PSL No: 001019



AMV: : €425,000

BER No: 800541666 **BER G**

Contact: DNG CREEDON
on 021 4897300

THE ARCHES, 11 DRINAN STREET, CORK CITY

- An excellent investment opportunity within walking distance of Cork City Centre
- A mid - terrace property split over 3 floors
- The building is split into multiple office spaces, fitted to an exceptional standard
- Ground floor: Reception / hallway, toilet facilities, 3 office spaces
- First floor: Toilet facilities, 2 office spaces
- Second Floor: 2 office spaces
- Excellent central location, adjacent to Sullivan's Quay and the South Mall, Cork City Centre

PSL No: 001019

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AMV: €27,500

BRIDEVIEW CLOSE, TALLOW, CO. WATERFORD

- 2 adjoining sites being sold with full planning permission
- Planning reference number is 15/746

- TO BE SOLD AS ONE LOT

- A total site size of 0.17 acres
- Within walking distance of Tallow Town Centre
- Planning granted for 2 X 3 bedroom semi - detached houses
- The planning for these homes was granted on 18/02/2016 and is in place for 5 years (until 2021)
- The design of the homes also includes a double driveway to the front of the property and a fully enclosed garden to the rear (with side access)



BER EXEMPT

**Contact: DNG CREEDON
on 021 4897300**

For more information please visit <http://www.waterfordcouncil.ie>

PSL No. 001019

DNG Michael Creedon, for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars contained herein are set out as a general outline for the guidance of intending purchasers or tenants, and do not constitute any part of an offer or contract and are not in any way legally binding. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of DNG Michael Creedon has any authority to make or give representation or warranty whatever in relation to this development. (iv) The particulars contained herein are confidential and are given on the strict understanding that all negotiations shall be conducted through DNG Michael Creedon. (v) DNG Michael Creedon disclaims all liability and responsibility for any direct and/or indirect loss or damage which may be suffered by any recipient through relying on any particular contained in or omitted from the aforementioned particulars.

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AMV: €250,000

4 EAST BEACH, COBH, CO. CORK



BER: 800541666 **BER G**

- Excellent investment property located in the heart of Cobh Town
- Commercial ground floor unit with 5 X 1 bedroom apartments overhead
- The building is dual fronted; the front of the building faces the sea onto East Beach and the rear of the building has access to Harbour Hill
- There is potential to increase the number of residential units overhead
- Located on the ground floor is a fully equipped restaurant, with toilets and kitchen (This unit is vacant)
- 2 apartments are occupied; this property can be sold with or without the tenants in situ

When fully let, this building has the potential to achieve a rental income between €50,000 - €70,000 per annum

Contact: DNG CREEDON
on 021 4897300

PSL No. 001019

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AMV: €290,000

2 ROSENEATH VILLAS, MILITARY ROAD, ST. LUKES, CORK CITY

- An excellent investment opportunity in a City Centre location
- 4 X 1 bedroom apartments and 1 bedsit, split over 3 floors
- 4 of the apartments are occupied and will be sold with tenants in situ
- The property also benefits from a yard to the front
- Apartments A B,D & E consist of the following; Hallway, open plan living/kitchen area, double bedroom & en-suite bathroom

Rental details below

Apartment A

- Currently rented at €385 per month / €4,620 per annum

Apartment B

- Currently vacant

Apartment C (bedsit)

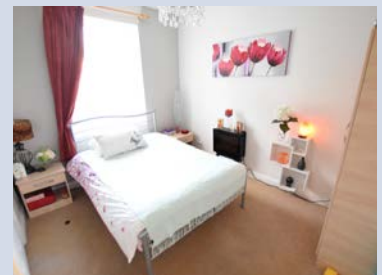
- Currently rented at €300 per month / €3,600 per annum

Apartment D

- Currently rented at €350 per month / €4,200 per annum

Apartment E

- Currently rented at €485 per month / €5,820 per annum



APT 2A) BER No: 109693515	BER G
APT 2B) BER No: 109693531	BER F
APT 2C) BER No: 109693978	BER F
APT 2D) BER No: 109693564	BER D1
APT 2E) BER No: 109693572	BER G

Currently tenanted producing a rental income of €18,240 per annum. It has the potential to produce €45,000 per annum

Contact: DNG CREEDON
on 021 4897300

PSL No. 001019



AMV: €80,000

BER No: 110820115 **BER C2**

Contact: DNG CREEDON
on 021 4897300

APARTMENT 2 THE QUAYSIDE, MACSWINEY QUAY, BANDON, CO. CORK

- A first floor, 2 bedroom apartment in Bandon Town Centre
- Accommodation: Hallway, open plan kitchen/ living area, utility closet, 2 double bedrooms (1 with en-suite) and main bathroom
- Added benefit of a balcony which overlooks the Bandon River
- Underground car parking with allocated parking space
- Superb investment opportunity



Currently tenanted producing a rental income of €6,600 per annum. It has the potential to produce €10,200 per annum PSL No. 001019



AMV: €80,000

BEREXEMPT

Contact: DNG CREEDON
on 021 4897300

LANDS AT RIGSDALE, BALLINHASSIG, CO. CORK

- 21 acres of agricultural land
- The land is easily accessible and has ample road frontage
- **FOLIO NUMBER: CK110008F**
- This plot of land is located adjacent to the N71 and is only 14km from Bishopstown & 18km from Cork City



PSL No. 001019

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AMV: €185,000

BER No: 107539728 **BER C1**

Contact: DNG MURPHY CONDON
on 021 4821788

4 WINDSOR COURT, WINDSOR HILL, GLOUNTHAUNE, CO. CORK

- A spacious 2 bedroom, detached bungalow
- Located in an exclusive development of 4 houses
- Accommodation: Hallway, open plan kitchen/ living/dining area, utility closet, 2 double bedrooms (1 with en-suite) and main bathroom
- Gardens surrounding the property and parking to the front
- PVC double glazing throughout
- Heated by oil fired central heating



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

PSL No. 003096



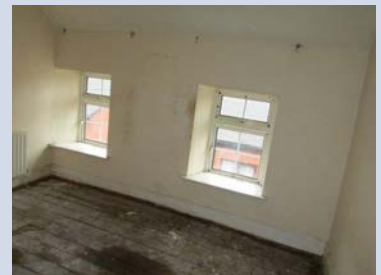
AMV: €100,000

BER No: 108567909 **BER E**

Contact: DNG MURPHY CONDON
on 021 4821788

7 EASONS AVENUE, CORK CITY

- A 3 bedroom, terraced house within walking distance of Cork City Centre
- Accommodation: Hallway, living room, guest WC, open plan kitchen / dining area, 3 bedrooms and main bathroom
- PVC double glazing throughout
- There is a fully enclosed yard to the rear



Currently vacant and would make an ideal investment opportunity

PSL No. 003096



AMV: €70,000

BER No: 110833423 **BER C2**

**Contact: DNG SPILLANE
on 024 93333**

47 MARINERS BAY, REDBARN, YOUGHAL, CO. CORK

- A 4 bedroom semi - detached house, in turn key condition
- Accommodation: Hallway, open plan kitchen/ living area, guest WC, 3 double bedrooms (1 with en-suite) and main bathroom
- Parking to front of the property and communal garden to the rear
- PVC double glazing throughout
- Excellent location, within walking distance to Redbarn beach and it is 35 minutes to Cork City Centre



PSL No. 002276



AMV: €100,000

BER No: 100220110 **BER E2**

**Contact: DNG THOMAS REID
on 051 852233**

SEAFIELD, BUNMAHON, CO. WATERFORD

- A 3 bedroom, detached house on a generous 0.75 acre site
- Plentiful parking with parking to the front
- Gardens to the front and rear of the property
- Heated by oil fired central heating
- Located 1km from Bonmahon Village & 27km from Waterford City
- This is an ideal investment opportunity



PSL No. 002015



AMV: €60,000

BER No: 110824984 **BER G**

Contact: DNG THOMAS REID
on 051 852233

THE KNOCKANE, KILL, CO. WATERFORD

- A 3 bedroom, detached bungalow on a 0.32 acre site
- Added benefit of a detached stone garage/workshop
- Gardens to the front, side and rear of the property
- UPVC double glazing throughout
- Located 3km from the village of Kill in Co. Waterford and 24km from Waterford City



PSL No. 002015



AMV: €25,000

BER No: 107539728 **BER C1**

Contact: DNG THOMAS REID
on 051 852233

NO. 3 THE ROOKERY, CHECKPOINT, CO. WATERFORD

- A mid - terraced house extending to approx. 52sq.m
- One of 6 terraced houses on the banks of the river Suir
- It is accessed from a common parking area to the front
- There is a garden to the rear overlooking the river
- The property is in need of total refurbishment and would be a fantastic builders project



Excellent investment opportunity

PSL No. 002015

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AMV: €200,000

BER No: 109211383

BER C2

Contact: DNG TIMOTHY O'SULLIVAN
on 064 6641566

12 OAKWOOD MANOR, KENMARE, CO. KERRY

- A 3 bedroom, semi – detached house
- Located in the much sought after development Oakwood Manor
- Large driveway to front of the property
- Fully enclosed garden to the rear
- Heated by gas fired central heating
- Ideally situated within walking distance of Kenmare Town Centre



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

PSL No. 001991



AMV: €108,000

BER No: 110523297

BER B3

Contact: DNG CREEDON
on 021 4897300

5 AN CHURT, MONARD, CO. TIPPERARY

- A 3 bedroom semi - detached house
- There is a driveway to the front of the property and a fully enclosed garden to the rear
- Heated by oil fired central heating
- The development is located 13km from Tipperary town & 34km from Limerick City



Currently vacant. It has the potential to produce a rental income of
€9,000 per annum

PSL No. 001019



AMV: €120,000

BER No: 110343969 **BER C3**

Contact: DNG CUSACK DUNNE
on 061 209000

13 THE GABLES, PENNYWELL, CO. LIMERICK

- A 3 bedroom end of terrace house, split over 3 floors
- Accommodation: Hallway, living room, kitchen, 3 double bedrooms (1 with en-suite) and main bathroom
- Parking to front of the property and enclosed garden to the rear
- Centrally located in a gated development, within walking distance of Limerick City Centre
- The property is being sold with vacant possession



PSL No: 002730



AMV: €140,000

BER No: 110529047 **BER D1**

Contact: DNG CREEDON
on 021 4897300

5 THE CRESCENT, WETHERTON, BANDON, CO. CORK

- A 3 bedroom semi - detached house
- Accommodation: Hallway, WC, living room, kitchen/dining area, 2 double bedrooms (1 with en-suite), single bedroom and main bathroom
- Driveway to front of the property and enclosed garden to the rear
- Heated by oil fired central heating
- Within walking distance of Bandon Town Centre



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

PSL No. 001019



AMV: €115,000

35 DECIES AVENUE, LISMORE PARK, CO. WATERFORD

- A 3/4 bedroom, semi-detached house with rear extension
- Ample parking with driveway and adjoining garage
- Garden to front and fully enclosed garden to rear of the property
- Heated by oil fired central heating
- UPVC double glazing throughout
- Ideally located only 4km from Waterford City Centre with the benefit of being located on a major bus route to the City
- Currently vacant. It has the potential to produce a rental income of €9,600 per annum

BER No: 110399789 **BER F**

Contact: DNG THOMAS REID
on 051 852233

PSL No: 002015



AMV: €50,000

8 BRENTWOOD COURT, WILTON, CO. CORK

- A first floor, 2 bedroom apartment with own door access
- Added benefit of a balcony leading from the living room
- Double glazing throughout
- Located in the heart of Wilton, only 10 minutes' from Cork City Centre
- This property in an ideal investment opportunity and has excellent rental potential

BER No: 108220724 **BER G**

Contact: DNG CREEDON
on 021 4897300



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

PSL No. 001019



AMV: €60,000

BER EXEMPT

Contact: DNG CREEDON
on 021 4897300

COOLCARROW, CHURCH HILL, CARRIGALINE, CO. CORK

- 0.2 acres of land within walking distance of Carrigaline Town
- This site had previous planning permission sought
- **The planning reference numbers : 051746 & 05735**
- This land has huge development potential and it is an ideal opportunity for someone to build something new



PSL No: 001019



AMV: €140,000

BER No: 104498324 **BER B2**

Contact: DNG CREEDON
on 021 4897300

19 VICTORIA STATION, VICTORIA CROSS, CORK CITY

- A third floor, 3 bedroom apartment
- Accommodation: Hallway, open plan living/kitchen/dining area and 3 double bedrooms which are all en-suite
- The apartment block is serviced by a lift
- PVC double glazing throughout
- Within walking distance of Cork City Centre



Currently vacant. It has the potential to produce a rental income
€16,800 per annum

PSL No. 001019

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AMV: €50,000

BER EXEMPT

Contact: DNG MORRISSEY PROPERTIES
on 058 51000

22 O'CONNELL ST, DUNGARVAN, CO. WATERFORD

- Fantastic investment opportunity in the heart of Dungarvan Town
- Ground Floor: Former public house/commercial premises
- First & Second Floor: A spacious 3 bedroom residential unit
- There is a large roof balcony/garden to the rear of the apartment
- A stone's throw from the newly designed Grattan Square



PSL No: 002868



AMV: €40,000

BER No: 451671122 **BER F**

Contact: WILLIAM CARROLL AUCTIONEERS
on 062 52152

15 LOWER GATE, CASHEL, CO TIPPERARY

- A second floor, 2 bedroom apartment
- Situated within a small complex
- One designated car space in gated underground car park
- The apartment block is serviced by a lift
- Tucked away in a quiet courtyard in Cashel Town Centre
- This property is being sold with vacant possession



Currently vacant. It has the potential to produce a rental income
€6,600 per annum

PSL No: 001902

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AMV: €90,000

BOSTON'S BAR, VALENTIA ISLAND, CO. KERRY



- An ideal investment opportunity in Knightstown
- A 2 storey, end of terrace building with a Public House (Pub) on the ground floor
- This property has huge potential with the possibility of adding living accommodation or a restaurant/café overhead
- This pub is being sold with the benefit of tenants
- The current rental income is €400 per month / €4,800 per annum
- Knightstown on Valentia Island has a marina, hotel, cafes and restaurants.

BER No: 800337610 **BER D2**

Contact: DNG CREEDON
on 021 4897300

PSL No: 001019

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AMV: €200,000

BER No: 110808946 **BER B3**

Contact: DNG CREEDON
on 021 4897300

HATFIELD HOUSE, KILBARRY, BANDON, CO.CORK

- A 4 bedroom, detached house on a 0.59 acre site
- A substantial detached garage on site
- **FOLIO NUMBER: CK138883F**
- Timber flooring throughout the property
- Heated by oil fired central heating
- Located on a very private site approx.12km from Bandon Town



PSL No: 001019



AMV: €150,000

BER EXEMPT

Contact: DNG CREEDON
on 021 4897300

COMMISSIONERS QUAY, MIDLETON, CO. CORK

- 0.7 acre site located within walking distance of Midleton town
- Benefit of fronting onto part of the estuary which is part of Cork Harbour
- This site offers huge potential for redevelopment
- Previously planning permission was obtained back in 2006; Planning reference number 0611020



PSL No: 001019

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AMV: €55,000

BER No: 800442964 **BER G**

Contact: DNG CREEDON
on 021 4897300

100 MAIN STREET, MALLOW, CO CORK

- Ideal investment opportunity in Mallow Town Centre
- A 4 storey, mid - terraced building with potential residential / office space overhead
- Ground floor commercial unit with residential space overhead
- The property has rear access to the ground floor and upper floors
- Positioned in central location with plentiful foot traffic



Potential to make a strong rental return

PSL No: 001019



AMV: €50,000

BER No: 110832102 **BER F**

Contact: DNG MICHAEL GILMARTIN
on 021 067 31569

LACKANAVEA, NEWPORT, CO. TIPPERARY

- A 3 bedroom, detached property
- Situated on a 0.42 acre site with scenic views
- UPVC double glazing throughout
- Located approx. 3km from Birdhill Village, which offers easy access to Limerick City and the M7 motorway
- This would make an ideal family home

PSL No: 001810

We conduct a personalised process from start to finish with all our Auction Properties as follows:

1. PROPERTY PREPARATION

- On request of the valuation we can organize on your behalf the following:
 - Engineers report
 - BER Advisory Certificate
 - Security/ vacant inspections of assets
- Once appointed sales agents, we conduct an initial inspection of the property and advise you on adding value to the assets.
- Depending on a client's requirements, improvement works can be carried out and supervised by this office (Clean & Clear).
- We work very closely with our clients to aid and expediate the disposal process.

2. LAUNCHING A PROPERTY TO MARKET

- All Assets are presented to the market specifically where the maximum value will be derived. This is accomplished by conducting the following:
 - Customised signage on all auction properties.
 - Web text & email of our existing database of in excess of 3,000 potential purchasers.
 - Advertise all properties on daft.ie, myhome.ie, dngcreedon.ie & dng.ie.
- All open viewings are conducted by licensed local agents at convenient times to maximize foot flow of potential purchasers.

3. CONTRACTS

- Once contracts have been provided to us from your legal representatives, we upload the contracts and related documents to our data centre.
- Our own legal representative who will attend on the day, conducts a review on all contracts to highlight any potential issues that may affect the value or otherwise on the ground.
- We issue out all the contracts and related documents to potential purchasers who request these through our data

centre and all contracts are password protected and the intended recipient is furnished with the password.

- We monitor the issuing of contracts to ensure potential purchasers have opened them. Following our weekly strategy meetings, we contact purchasers who have not opened the contracts to see if they require further information.
- We try to prevent blockages arising on the day by contacting all purchasers the week before the auction which allows us to gauge the level of interest for the property.
- Based on the level of interest it allows us to change our strategy for the property in advance of the Auction if required.
- The level of interest per property from our data centre determines the running order on the day.

4. AUCTION DAY

- We conduct a full registration process for both bidders and viewers. No entry is allowed without registration. We can assess how many bidders have registered per property on the day and we report back to you on such statistics post auction.
- We stream the auction live on our website on the day to enable you to watch live on the progress of the properties provided.
- To reduce costs for the client we have our legal representative present to assist with the signing of contracts. DNG can sign contracts on behalf of the receiver.
- On the fall of the hammer, an agent will bring the successful purchaser to the legal room where they will sign contracts and pay a deposit of no less than 10% of purchase price or a minimum of €5,000, whichever is greater.

5. POST AUCTION FOLLOW UP

- DNG Creedon strives to ensure 100% success rate. Our Motto is "Not to let the money leave the room" we have on occasions conducted "mini auctions" immediately after an auction to ensure 100% success!

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 purchase price or a minimum of €5,000, whichever is greater, 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.



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

**Our next auction is being held on
Wednesday 6th June 2018**

**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**.

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