

DOUGLAS NEWMAN GOOD

DNG

CREEDON

**WEDNESDAY 21ST NOVEMBER 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



AMV: €45,000

Superb investment opportunity

BER No: N/A



Contact: DNG CREEDON
on 021 4897300

PSL No: 003905

DERRINACAHERA, DUNMANWAY, CO CORK

- Large detached house standing on a site size of 3.78 Acres.
- The property is located approximately 7 km from Dunmanway town.
- The building itself is split into two sections and has the benefit of a large garage for additional storage. Both houses are interlinked but they could be easily subdivided again.



AMV: €110,000

Superb investment opportunity

BER No: 101234011



Contact: DNG Timothy O'Sullivan
064 6641566

PSL No: 001991

23 LIMWOODS, KILGARVAN, CO KERRY

- 4 bed semi-detached property with a floor area c. 1290 sq ft.
- Within walking distance of Kilgarvan Village.
- The home comprises of 4 bedrooms, open plan kitchen dining area, utility room, living room, 3 bathrooms including en-suite bathroom

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(unless previously sold)

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AMV: €105,000

Being sold with vacant possession

BER No: 111267001 **BER C2**

**Contact: DNG Cusack Dunne on
061 209000**

PSL No: 002730

14 THE MEADOWS, MURROE, CO LIMERICK

- A 3 bed semi-detached property
- Accommodation: hallway, living room, kitchen/dining and WC
- First Floor: 3 bedrooms (1 en-suite) and main bathroom
- Enclosed garden to the rear



AMV: €225,000

Superb investment opportunity

BER No: 105278253 **BER B3**

Contact: DNG Creedon 021 4897300

PSL No: 003905

11 THE MALL, MARYBOROUGH WOODS, DOUGLAS, CORK

- Two-bedroom apartment located on the second floor of the much sought-after development of Maryborough Woods, Douglas.
- The apartment consists of two double bedrooms one of which has an en - suite bathroom, open plan living area, a balcony with floor-to-ceiling windows and a main bathroom.
- The apartment is heated by gas fired central heating.



AMV: €135,000

Superb investment opportunity

BER No: 107186991

Contact: DNG Creedon 021 4897300

PSL No: 003905

6 BRENTWOOD COURT, WILTON, CORK

- 2 bedroom apartment located only a stones throw from Wilton Shopping Centre and the Cork University Hospital.
- The accommodation consists of hallway, living / dining, balcony, kitchen, 2 double bedrooms and main bathroom.



AMV: €120,000

Superb investment opportunity

BER No: 10086745



Contact: DNG Creedon 021 4897300

PSL No: 003905

STONEHEDGE, CASTLECOVE, CO KERRY

- 3 bedroom detached period farmhouse located in one of Ireland's most scenic spots. This property has unspoiled views of the Atlantic Ocean. The property stands on 1.6 ha or just under 4 acres.
- The accommodation on the ground floor consists of living, kitchen, main bathroom and double bedroom, the first floor consists of 2 double bedrooms.

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AMV: €60,000

Superb investment opportunity

BER No: 100957843 **BER E**

Contact: DNG Creedon 021 4897300

PSL No: 003905

BAILEY STREET, KILENAULE, THURLES, CO TIPPERARY

- Substantial property split over three floors. This large property has huge potential to be split into potentially a number of units or back into one family home.
- Located in the village of Kilenaule.



AMV: €95,000

Superb investment opportunity

BER No: N/A

Contact: DNG Creedon 021 4897300

PSL No: 003905

LANDS AT KILCARNEY, BALLINURE, THURLES, CO TIPPERARY

- Exceptional piece of agricultural land measuring 8.7 acres or 3.53 ha.
- These lands benefit from large road frontage and are within easy commuting distance of the M8 Cork to Dublin motorway.
- The lands are laid out in a rectangle shape with the largest part of the rectangle having road frontage.



AMV: €99,000

Superb investment opportunity

BER No: 111379772 **BER G**

**Contact: DNG CREEDON
on 021 4897300**

PSL No: 003905

9 WINTERS HILL, SUNDAYS WELL, CORK

- 1 bed terraced house located 5 minutes walk from Cork City Centre.
- The property was built in 1890 and is in a prime location in the much sought after area of Sundays Well.
- The property is also adjacent to the Mardyke Arena, Fitzgeralds park, University College Cork, CUH, Bons Secours Hospital and the Mercy Hospital. Some other amenities within walking distance include The English Market, North Main Street Cinema, and Franciscan Well Brewery.



AMV: €90,000

Superb investment opportunity

BER No: 111379772 **BER G**

**Contact: DNG CREEDON
on 021 4897300**

PSL No: 003905

37 BLARNEY STREET, CORK

- 3 bedroomed terraced house with an attic conversion.
- Only a few minutes walk from the city centre and just across from the Mercy Hospital.
- This property would make an ideal investment opportunity as it has a superb rental potential. This would equally make a great family home.

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AMV: €50,000

TYRE CENTRE, THE RAGG, THURLES, CO TIPPERARY

- Commercial building currently trading as a tyre centre and mechanic business.
- To the side of the tyre centre is an additional shed. This shed measures approximately 1,778ft.
- The two buildings that are for sale stand on a site size of 0.61 acres or 0.25 ha.

BER No: Pending

**Contact: DNG CREEDON
on 021 4897300**

PSL No. 003905



AMV: €110,000

35 CHURCH STREET, LISTOWEL, CO KERRY

- A Ground Floor retail with overhead residential accommodation
- Accommodation: A large ground floor retail unit & a 2 bed apartment overhead
- Located in the centre of Listowel town.

Superb investment opportunity

BER No: Pending

**Contact: DNG WH Giles on
0667121073**

PSL No: 001499



AMV: €170,000

Superb investment opportunity

BER No: 110580917



**Contact: DNG CREEDON
on 021 4897300**

PSL No: 003905

5A LEO MURPHY TERRACE, BALLINCOLLIG, CORK

- 3 bedroom end of terrace house in the much sought area of Ballincollig.
- Accommodation comprises of hallway with guest WC underneath the stairs, living room with double doors leading to an open plan kitchen / dining area at the rear.
- The first floor consists of two double bedrooms (one with en -suite), single bedroom and main bathroom.



AMV: €190,000

Superb investment opportunity

BER No: Pending

**Contact: DNG CREEDON
on 021 4897300**

PSL No: 003905

11 DOUGLAS STREET, CORK

- A stand-alone building which has been subdivided into 3 self-contained apartments.
- The building consists of 2 x 2 bed apartments and 1 x 1 bed apartment.
- Currently two of the apartments are vacant and the other unit is occupied.
- This building is located in an exceptional area for letting property.
- This prominent building holds huge potential for a savvy investor.
- 1 apt. is tenanted providing €650p.m. & 2 apts. are vacant.

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AMV: €27,500

Superb investment opportunity

BER No: Pending

**Contact: DNG CREEDON
on 021 4897300**

PSL No. 003905

1B MARY STREET, TEMPLEMORE, CO TIPPERARY

- 2 bedroom mid terraced property located in the town of Templemore, Co. Tipperary.
- There is the benefit of a single-storey extension on the ground floor which gives the additional second bedroom.
- There is an enclosed garden area with a garage.
- The property is heated by oil fired heating.



AMV: €85,000

Amazing sea views

BER No: 100458874



Contact: DNG Spillane 024 93333

PSL No: 002276

39 STRAND PALACE, YOUGHAL, CO CORK

- Top floor apartment set in the Strand Palace development in Youghal.
- This apartment is ideally located within minutes of one of Ireland's greatest stretches of beach.
- The apartment comprises of 3 double bedrooms (master ensuite) large living room/kitchen area, bathroom, 3 balconies all with sea views and underground parking.



AMV: €250,000

Superb investment opportunity

BER No: 10056489



**Contact: DNG CREEDON
on 021 4897300**

PSL No: 003905

CLOVERFIELD, MITCHELSFORT, WATERGRASSHILL, CO CORK

- 4 bedroomed detached property sitting on approx. 4.3 acres overlooking the surrounding landscape.
- Accommodation consists of entrance hallway, kitchen/dining room, living room, family room, bathroom, utility room, 4 bedrooms and master en-suite, a garage and 2 stables in this tranquil setting.



AMV: €210,000

Superb investment opportunity

BER No: Pending

**Contact: DNG CREEDON
on 021 4897300**

PSL No: 003905

HIGHFIELD HOUSE, GRILLAGH, CLONAKILTY, CO CORK

- 5 bedroom detached bungalow with a separate garage.
- This property stands on a large site size measuring 0.56 acres. This property itself measures approximately 2285 sq ft.
- This property has the best of everything. It is located only a mere 5 km from Clonakilty and a only 55 km from Cork city centre.

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AMV: €300,000

Superb investment opportunity



BER No: Pending

**Contact: DNG Creedon on
021 4897300**

CASTLEHYDE COMMERCIAL PARK, MALLOW ROAD, FERMOY, CO CORK

- Exceptional investment opportunity with a very strong rent roll. This building is been sold with the benefit of tenants. Currently this building is producing a combined rental income of €40,800 per annum.
- The building is subdivided into four units. The overall size of the commercial development measures 7000 sq ft approximately.
- Unit 1 - Happy Days which measures 350sq.m. The accommodation comprises of Play Area, Kitchen, Ladies and Gents toilets.
- Unit 2 - OMI Engineering which measures 96sq.m. The accommodation comprises of Workshop, Office/Kitchen, 1st floor storage and WC.
- Unit 3 - Fit Stop Ltd (GYM) measures 109sq.m. The accommodation comprises of Reception Area, Bathroom, Fitness Room, store and Large Open Plan Gym (69sq. m).
- Unit 4 - Fermoy Hire measures 143sq.m. The accommodation comprises of Display showroom, Office, workshop and wc.

PSL No. 003905



AMV: €180,000

Superb investment opportunity

BER No: Pending

**Contact: DNG CREEDON
on 021 4897300**

PSL No: 003905

MAIN STREET, MIDLETON, CO CORK

- Prominent commercial building located on the Main Street of Midleton Town. This building used to be a discount store and previous to this it was known as Midleton Snooker Hall. This prominent building has a large footplate measuring 2790 sq ft approximately.



AMV: €25,000

BER No: Pending

**Contact: DNG CREEDON
on 021 4897300**

PSL No: 003905

2.8 ACRES AT MONOUR, KILCROSS, CO TIPPERARY

- 2.8 acres within close proximity to the Glen of Aherlow.
- The land is laid out in two divisions, it was formally a residential farm and post office which the remains are still on the land, the lands are bounded by mature hedgerows.
- It is entirely in grass and offers good road frontage with the potential for a site subject to planning permission being obtained.

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AMV: €117,500

13 CONVENT PLACE, ST MARYS ROAD, CORK

Superb investment opportunity



- 2 bedroom house located within walking distance of Cork City Centre. This property has huge benefits such as an enclosed yard to the rear which has just been completely renovated with decking on the floor and timber panelling on the walls.
- There are two double bedrooms on the first floor both fitted with fire windows. The ground floor consists of a living room and separate kitchen and bathroom. This property has parking to the front which does not require a parking permit. This property is heated by gas fired central heating.

BER No: Pending

Contact: DNG Creedon on
021 4897300

PSL No. 003905

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AMV: €100,000

Superb investment opportunity

5 McCURTAIN STREET, FERMOY, CO CORK

- Freestanding building located in Fermoy town centre.
- This building consists of a retail unit on the ground floor along with a large two bedroom apartment split over the first and second floor. The ground floor retail unit measures 69 sq m.
- The ground floor unit has the benefit of tenants in place. The retail unit is currently leased to MIKES BIKES. It is producing a rental income of €6,000 per annum or €500 per month.
- The apartment is vacant. It would be expected that the apartment on the upper floor will produce a rental income of €900-€950 per annum.

BER No: Pending

**Contact: DNG Creedon on
021 4897300**

PSL No. 003905

DNG Creedon, Munsters Auctions Experts have a 95% Success rate to date.

**We strive to keep our success rate high and
achieve the best possible price for your
property.**

**Our next auction will take place in
March 2019
at the Imperial Hotel, South Mall, Cork**

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

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.



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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**.