



POWELL
PROPERTY

FOR SALE: Pension Property Investment with Guaranteed Income

*An exceptional, energy-efficient new investment property in Cork City
with a 20-year covenant in place with Cork City Council.*

Overview

114 Saint Brendans Road, Farranree is a stunningly designed, fully-renovated to new house within walking distance of Cork City Centre. With extensive works just completed in 2026, this beautiful home is turn-key, with durable materials to last through tenancies.

-  All-new furniture fit out
-  4-Bedroom, 2-Bathroom, Semi-Detached
-  Lease in place for guaranteed rental income
-  Energy Rating Upgraded to C1
-  Annual Rent Income - €27,540
-  Net yield - 6.4%

Asking Price - €430,000



Terms of Lease



20-year lease with Cork City Council in place as of 2025



Council have agreed the property will be returned in its full, original condition upon the end of the lease



Fully managed with all repairs handled

Scope of Works Completed



Brand new roof reflected



Full plumbing upgraded of the property, divided into three zones for energy efficiency



Upgraded windows with 25mm MDF waterproof window boards



New gas boiler and hot water tank installed



Additional insulation added to attic, and new venting



Extensive solar panels



Fully-fitted kitchen fitted with ample storage



All new bathroom ware fitted to both bathrooms



Fireplace blocked up and vented



Fully decorated and fitted out









For Further Information:

Michael Powell: (086) 387-9611

Viewings by appointment only

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