



Established. 1952  
**JP&M  
DOYLE**

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**FOR SALE**

**SITE WITH FULL PLANNING  
PERMISSION  
FOR FIVE HOUSES  
GREENACRES,  
OLD KILGOBBIN ROAD.**



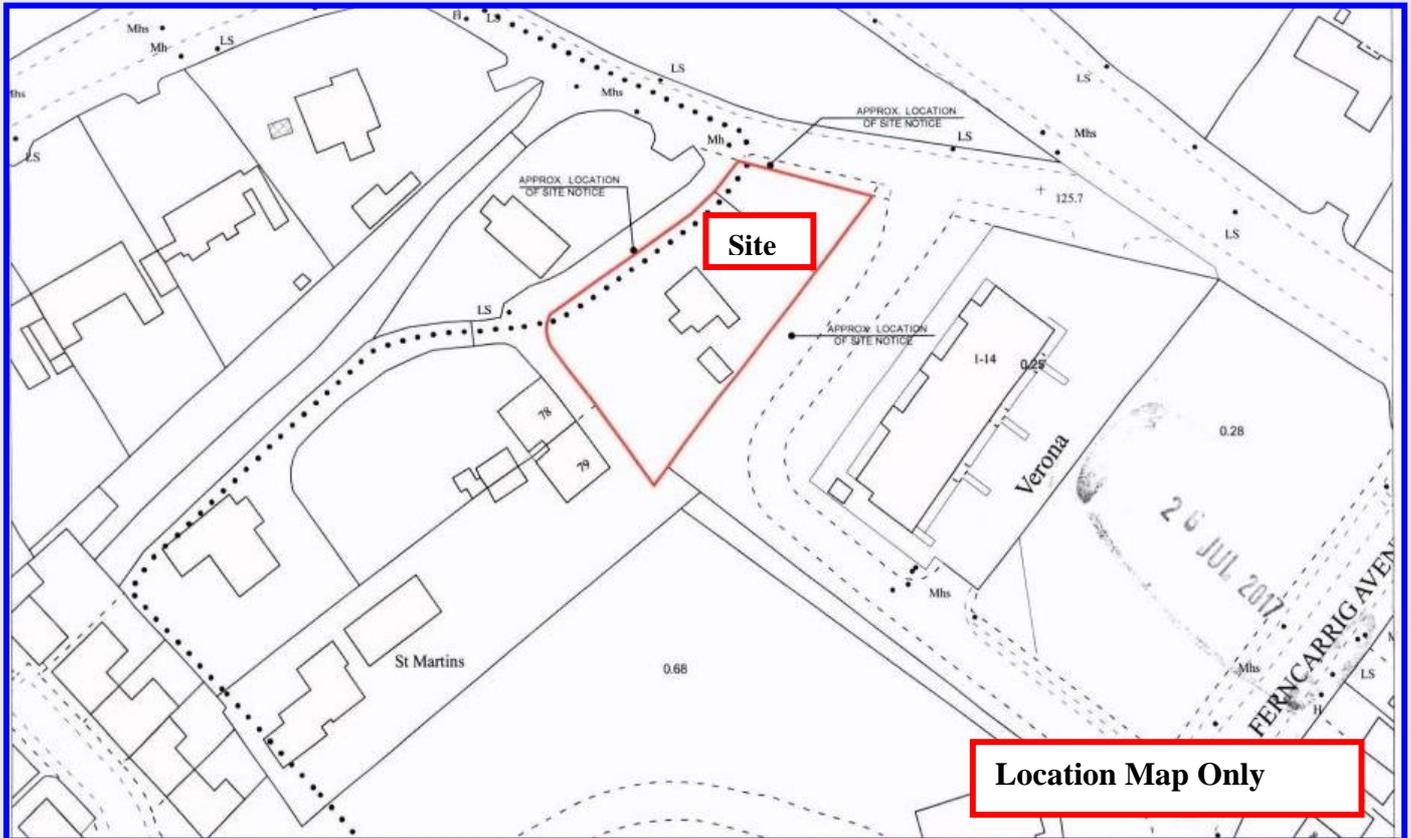
**DUBLIN 18,  
D18 H6H9**

[jpmdoyle.ie](http://jpmdoyle.ie)

**(01) 490 3201**

## **LOCATION:**

Situated on the Old Kilgobbin Road in Dublin 18. Nestled away in a private cul-de-sac, back dropped with a gorgeous mountain view, only c. 400m from Sandyford Village and less than c.2km from Stepside Village. Despite providing a more relaxed and country-side feel, the site is just c.9km from Dublin City Centre, with an ease of access provided via the M50 (c.600m at Junction 14), both the Glencairn & The Gallops Luas Stops (c.1.3km), and a variety of Dublin Bus routes (44,47,118). Ensuring you will not be left wanting for anything, the area also services itself with an abundance of amenities and facilities including: Shops, Restaurants, Pubs, Sports Clubs, Gyms & Schools, with the near-by Leopardstown Racecourse providing you with entertainment in the form of horse racing.



## **DESCRIPTION:**

This is a Ready-To-Go Residential Development Site extending to c. 0.34 Acres / 0.14Ha., with Full Planning Permission for Five Houses. Planning Permission was granted in April 2018 by Dún Laoghaire-Rathdown County Council, for the demolition of the existing dwelling, and the construction of five contemporary style dwellings (comprising of three detached and two semi-detached dwellings) **Planning Reference Number: D17A/0666.**

## **PROPOSED HOUSES:**

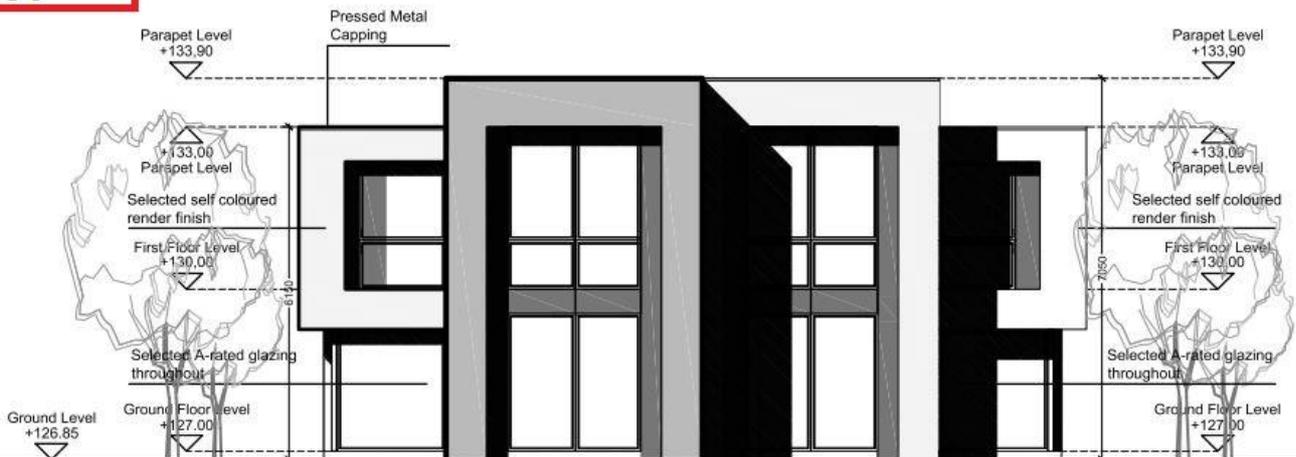
<b><u>House Type</u></b>	<b><u>House</u></b>	<b><u>Size*</u></b>
<b>Type A</b>	<b>3 Bed Semi-Detached</b>	128 sq.m/ 1,377.8 sq.ft.
<b>Type A</b>	<b>3 Bed Semi-Detached</b>	128 sq.m/ 1,377.8 sq.ft.
<b>Type B</b>	<b>3 Bed Detached</b>	139.8 sq.m/ 1,504.8 sq. ft.
<b>Type B</b>	<b>3 Bed Detached</b>	139.8 sq.m/ 1,504.8 sq. ft.
<b>Type C</b>	<b>2 Bed Bungalow</b>	81 sq.m/ 871.9 sq. ft.

*\*Approximate Measurements*

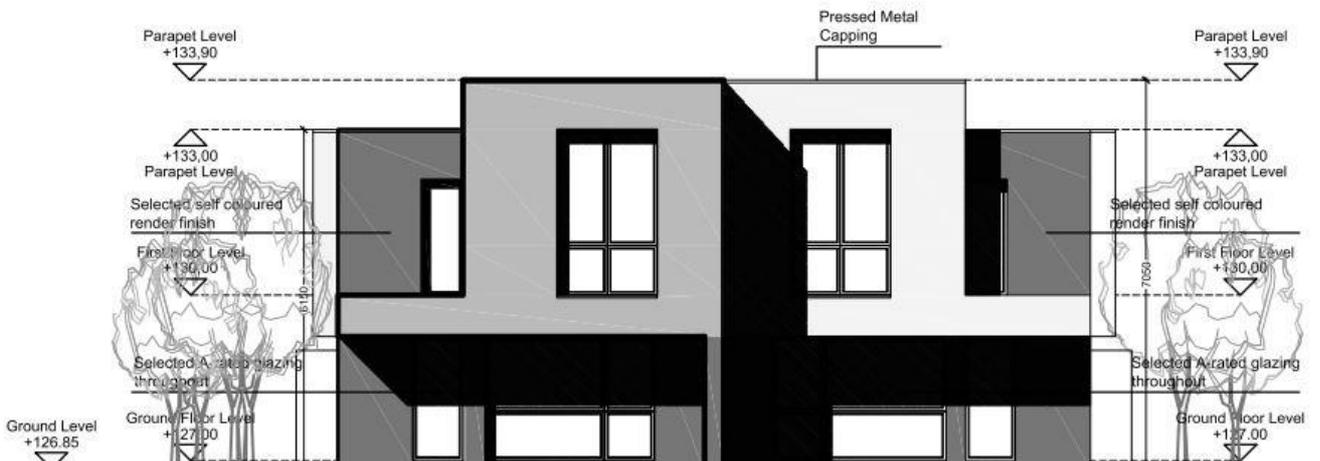
# HOUSE TYPE A- PLANS:



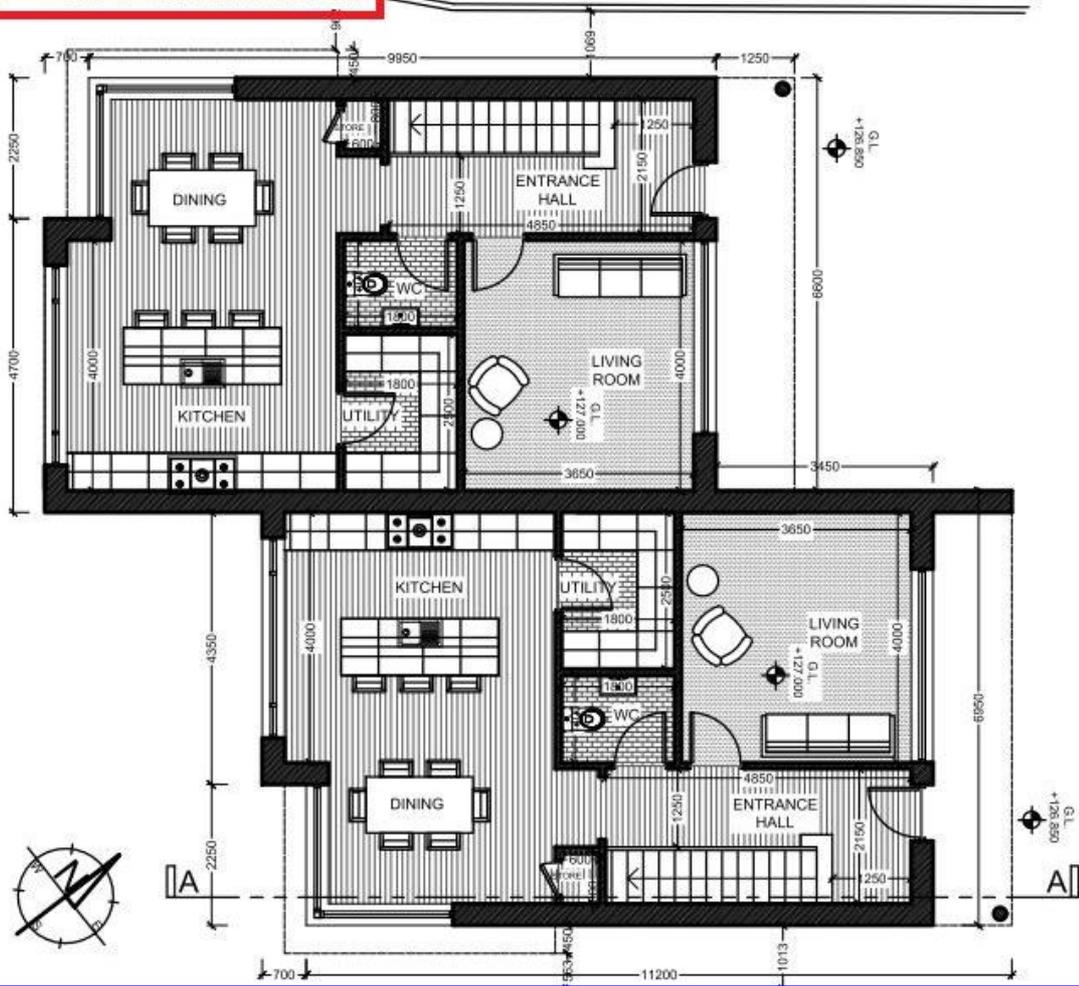
## Type A



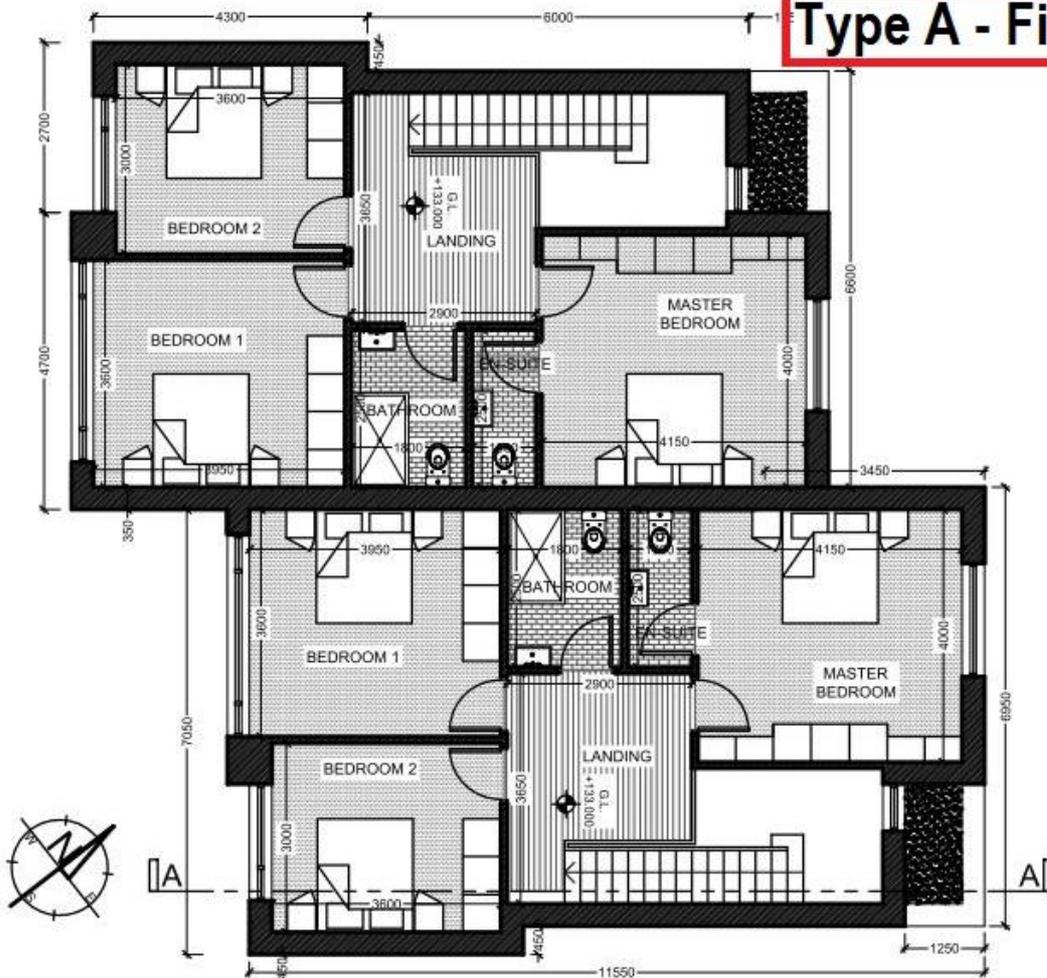
## Type A



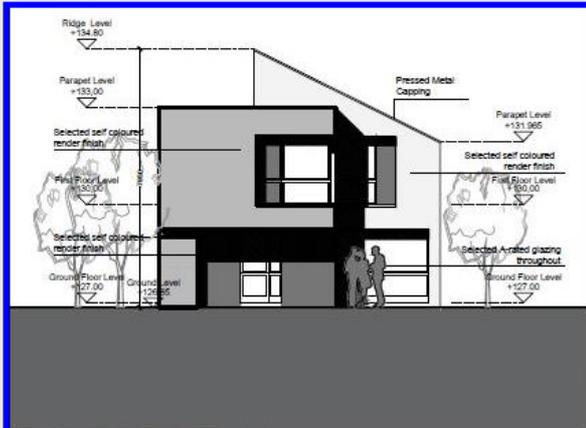
# Type A - Ground Floor



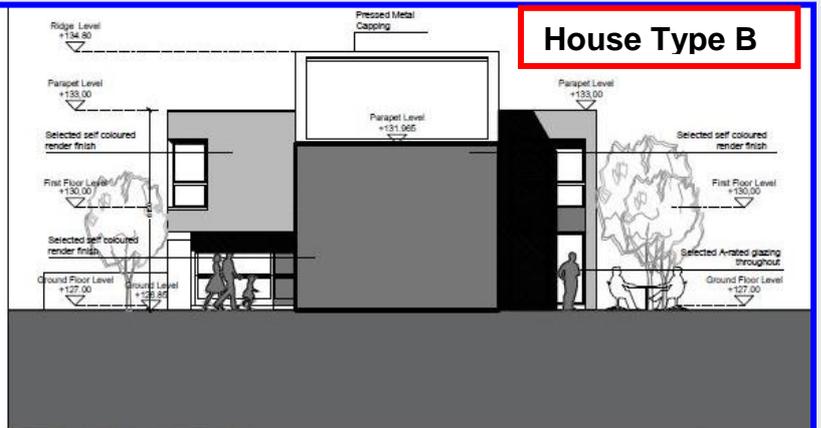
# Type A - First Floor



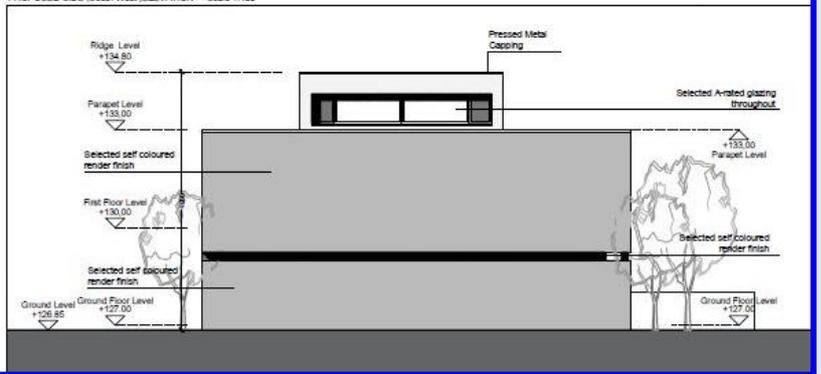
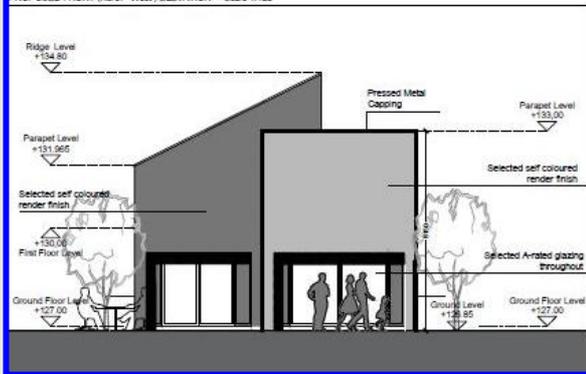
# HOUSE TYPE B - PLANS:



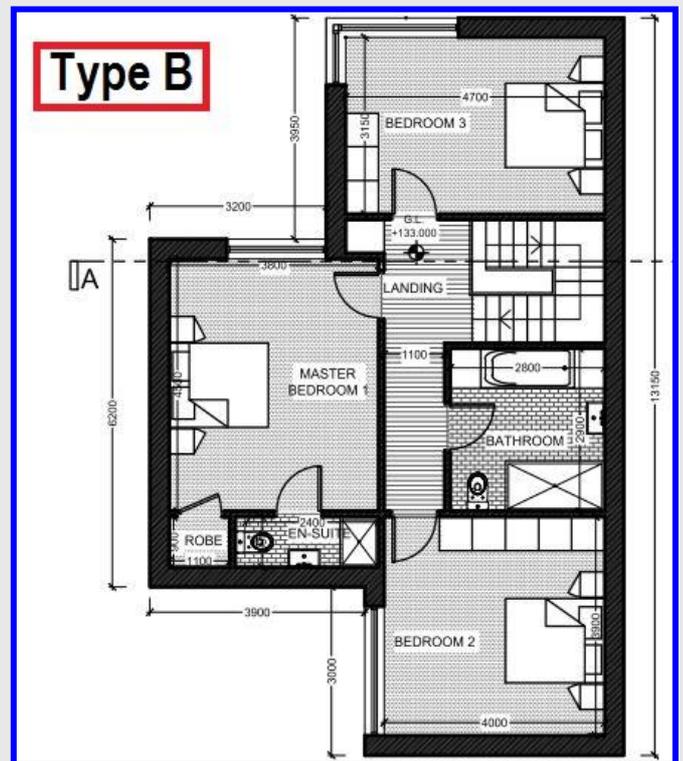
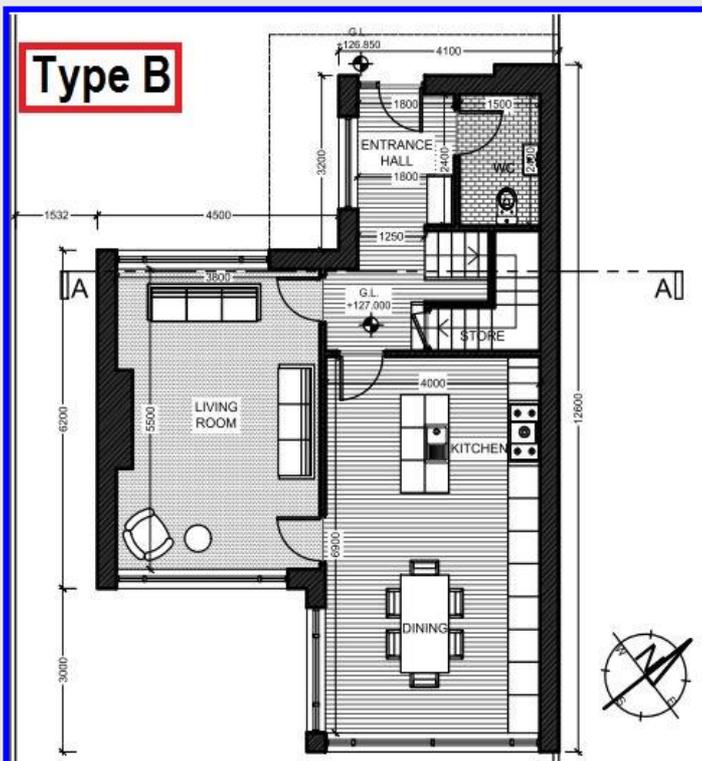
PROPOSED FRONT (North - West) ELEVATION - Scale 1:100



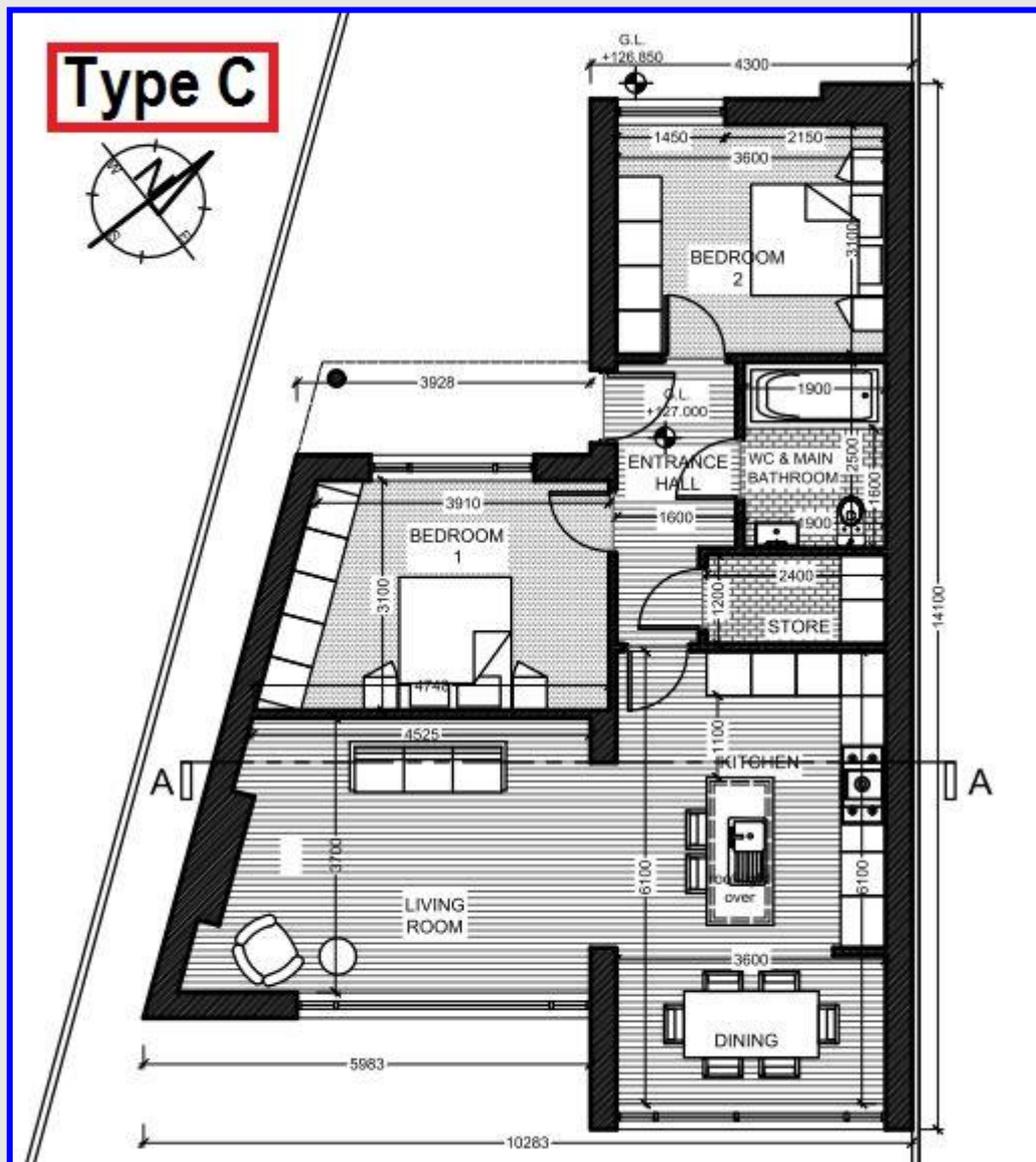
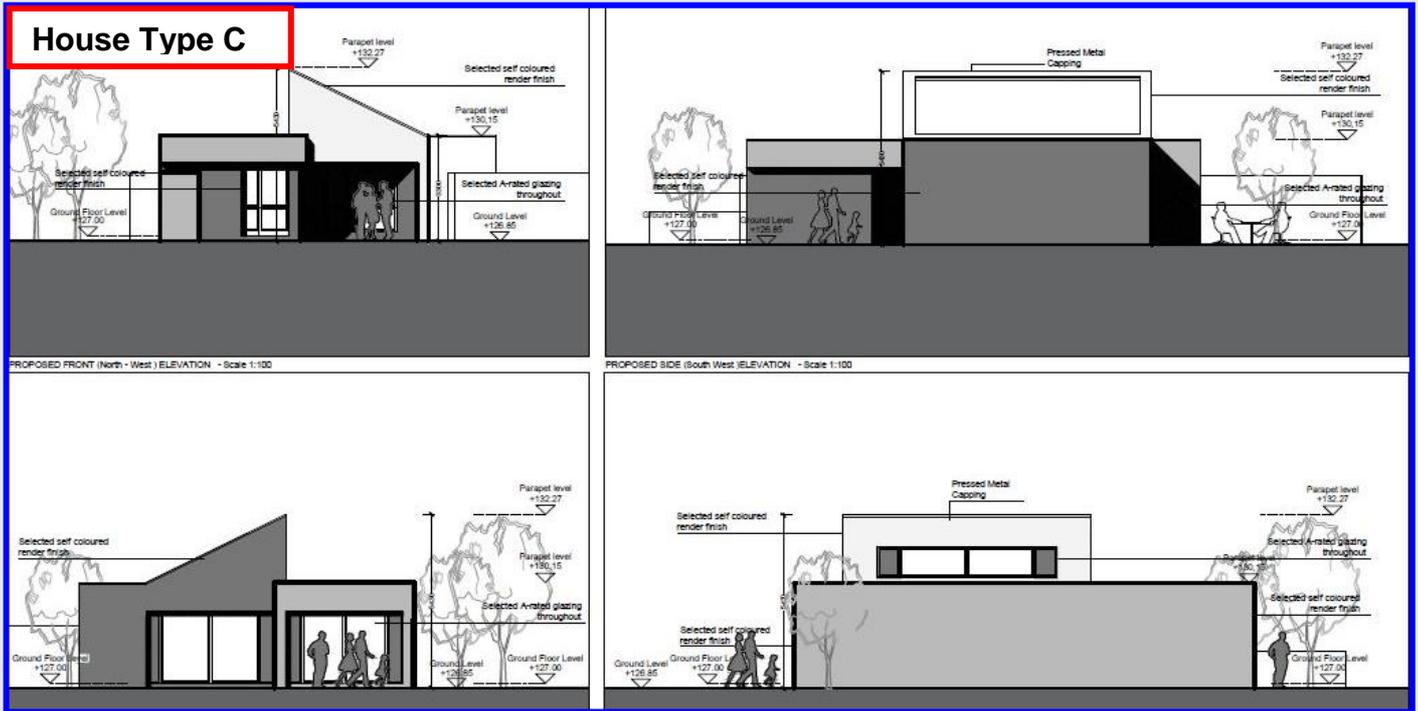
PROPOSED SIDE (South West) ELEVATION - Scale 1:100



**House Type B**



# HOUSE TYPE C - PLANS:







**VIEWING:**

By Appointment Only

**PRICE REGION:**

€1,100,000



JP&M  
**DOYLE**

Established. 1952

105 Terenure Road East, Dublin 6, D06 XD29.

t: (01) 490 3201

f: (01) 490 7292

e: [enquiries@jpmdoyle.ie](mailto:enquiries@jpmdoyle.ie)

PSRA Licence: 002264

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