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FOR SALE

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



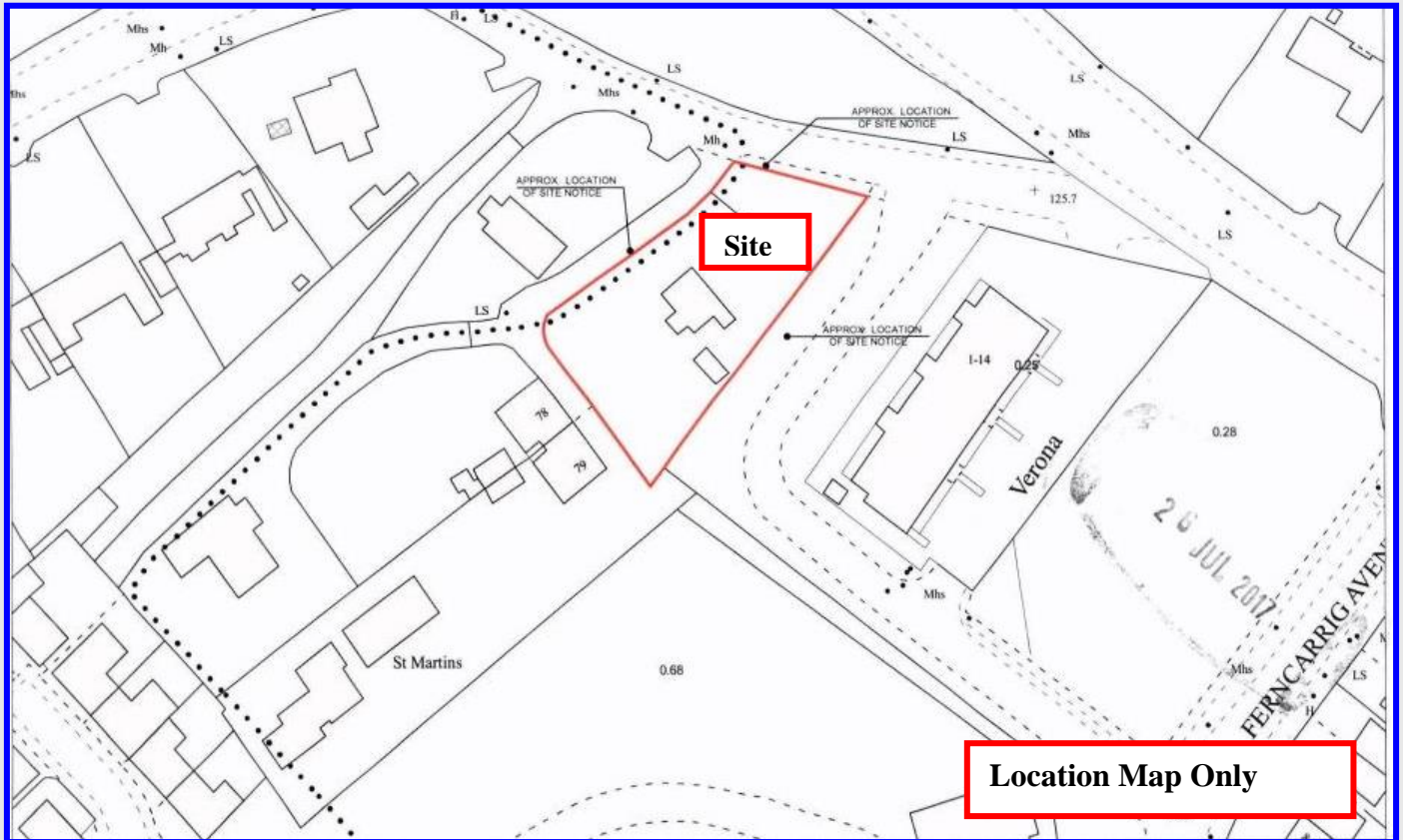
DUBLIN 18, D18 H6H9

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:

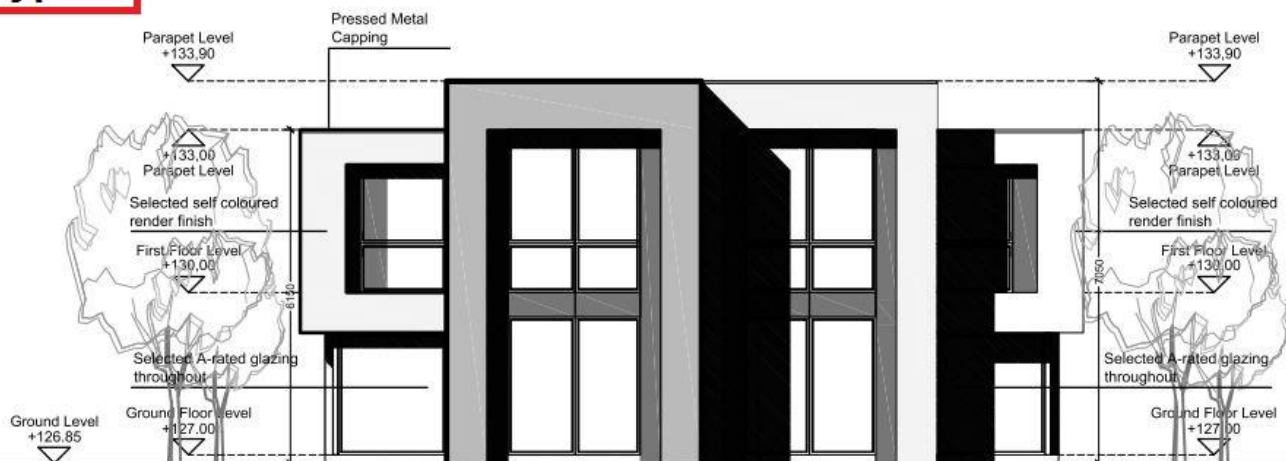
<u>House Type</u>	<u>House</u>	<u>Size*</u>
Type A	3 Bed Semi-Detached	128 sq.m/ 1,377.8 sq.ft.
Type A	3 Bed Semi-Detached	128 sq.m/ 1,377.8 sq.ft.
Type B	3 Bed Detached	139.8 sq.m/ 1,504.8 sq. ft.
Type B	3 Bed Detached	139.8 sq.m/ 1,504.8 sq. ft.
Type C	2 Bed Bungalow	81 sq.m/ 871.9 sq. ft.

**Approximate Measurements*

HOUSE TYPE A- PLANS:



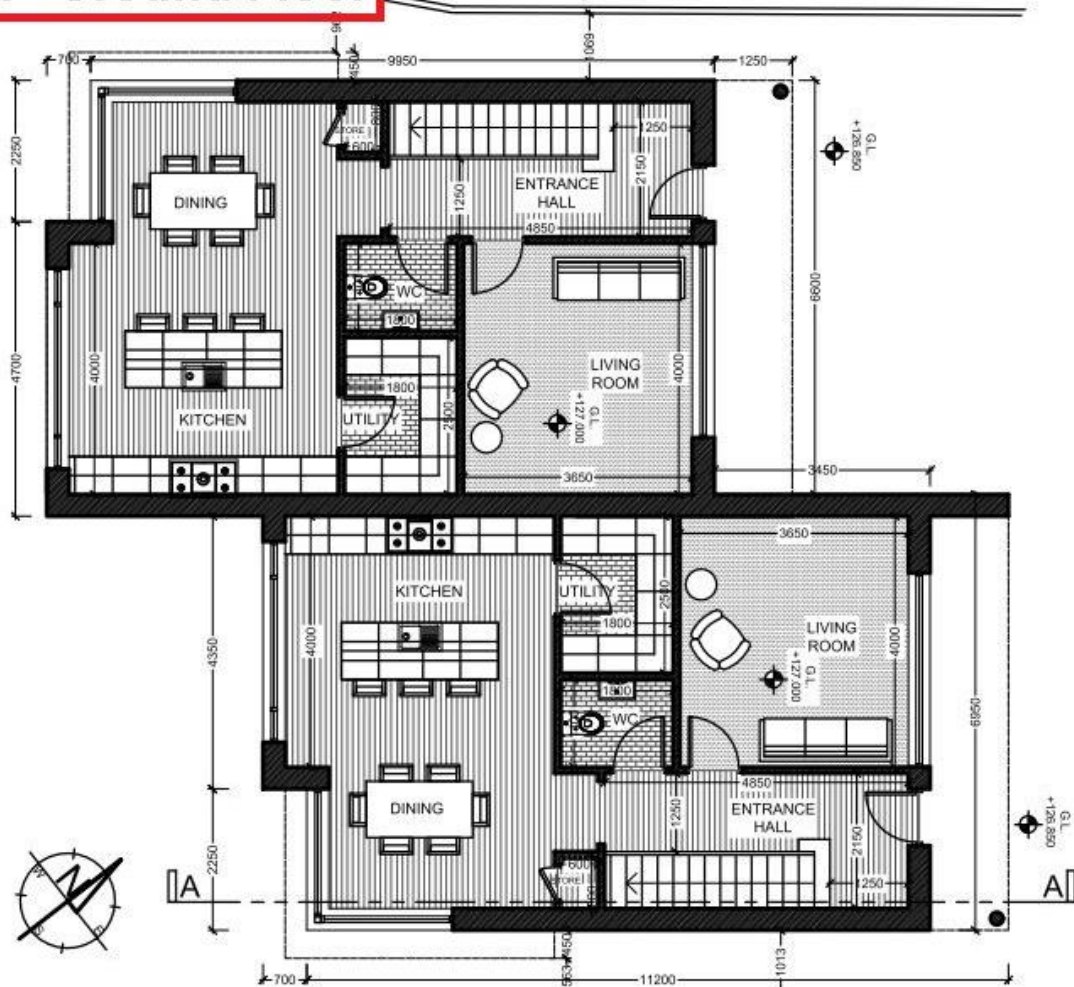
Type A



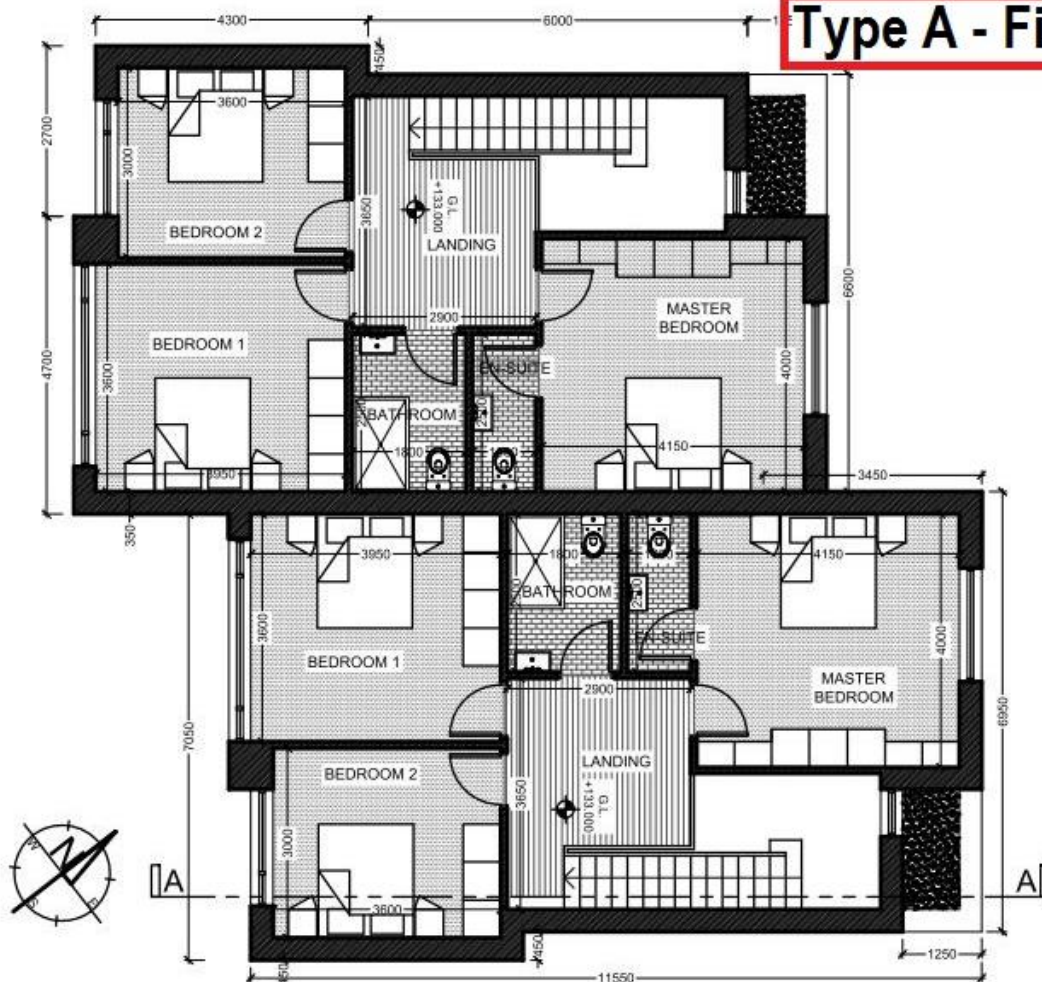
Type A



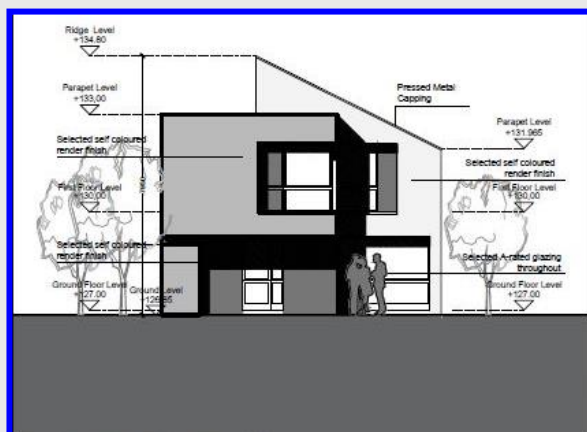
Type A - Ground Floor



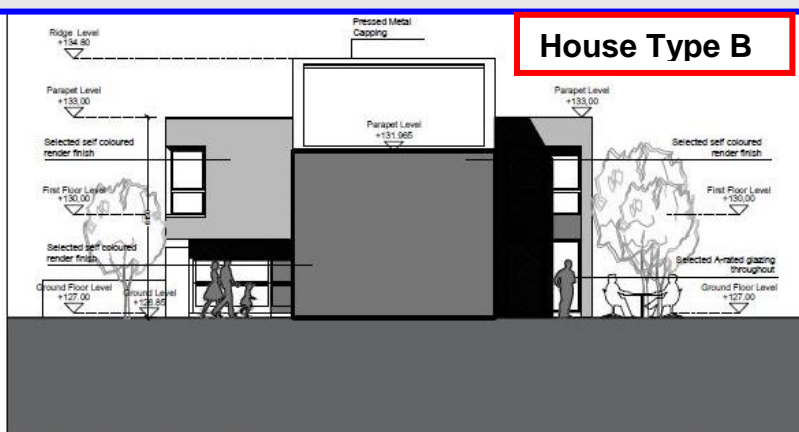
Type A - First Floor



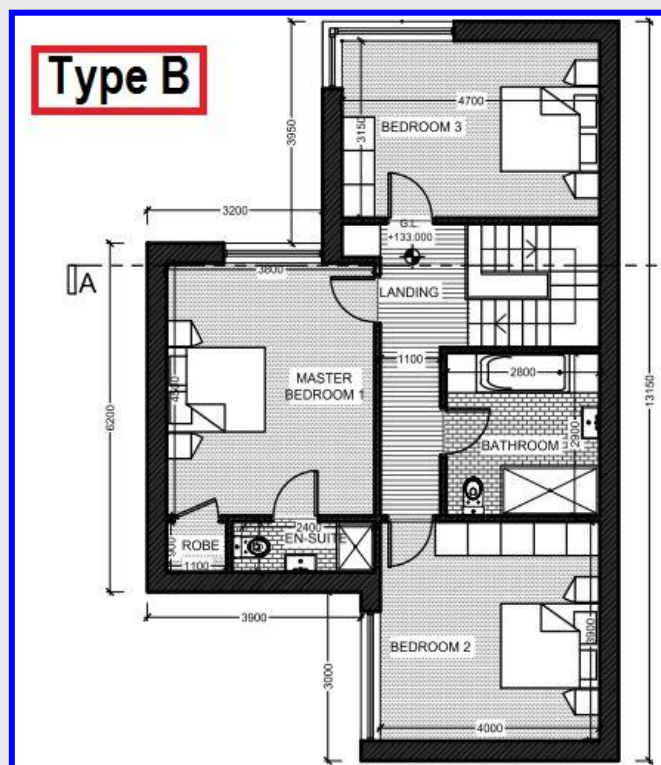
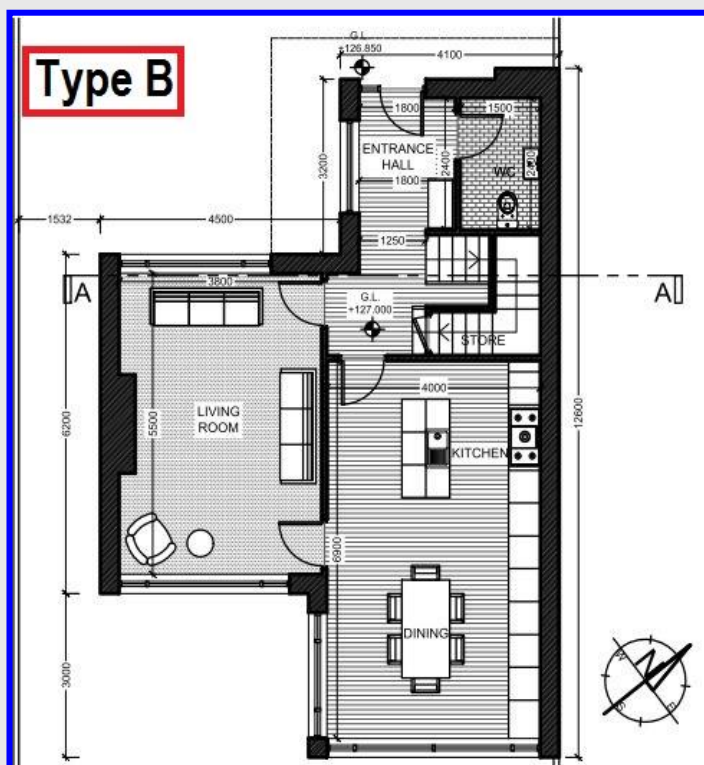
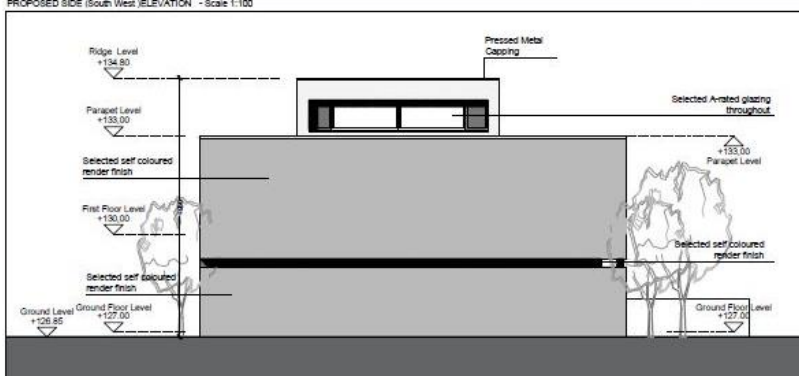
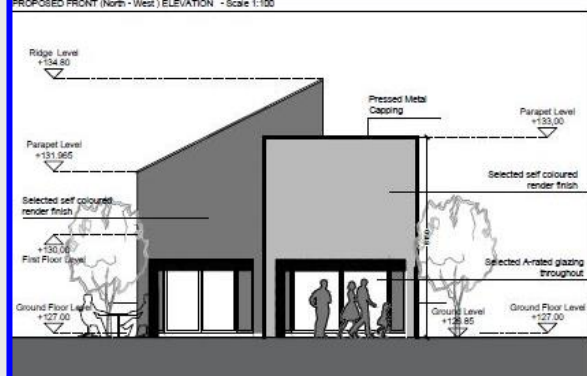
HOUSE TYPE B - PLANS:



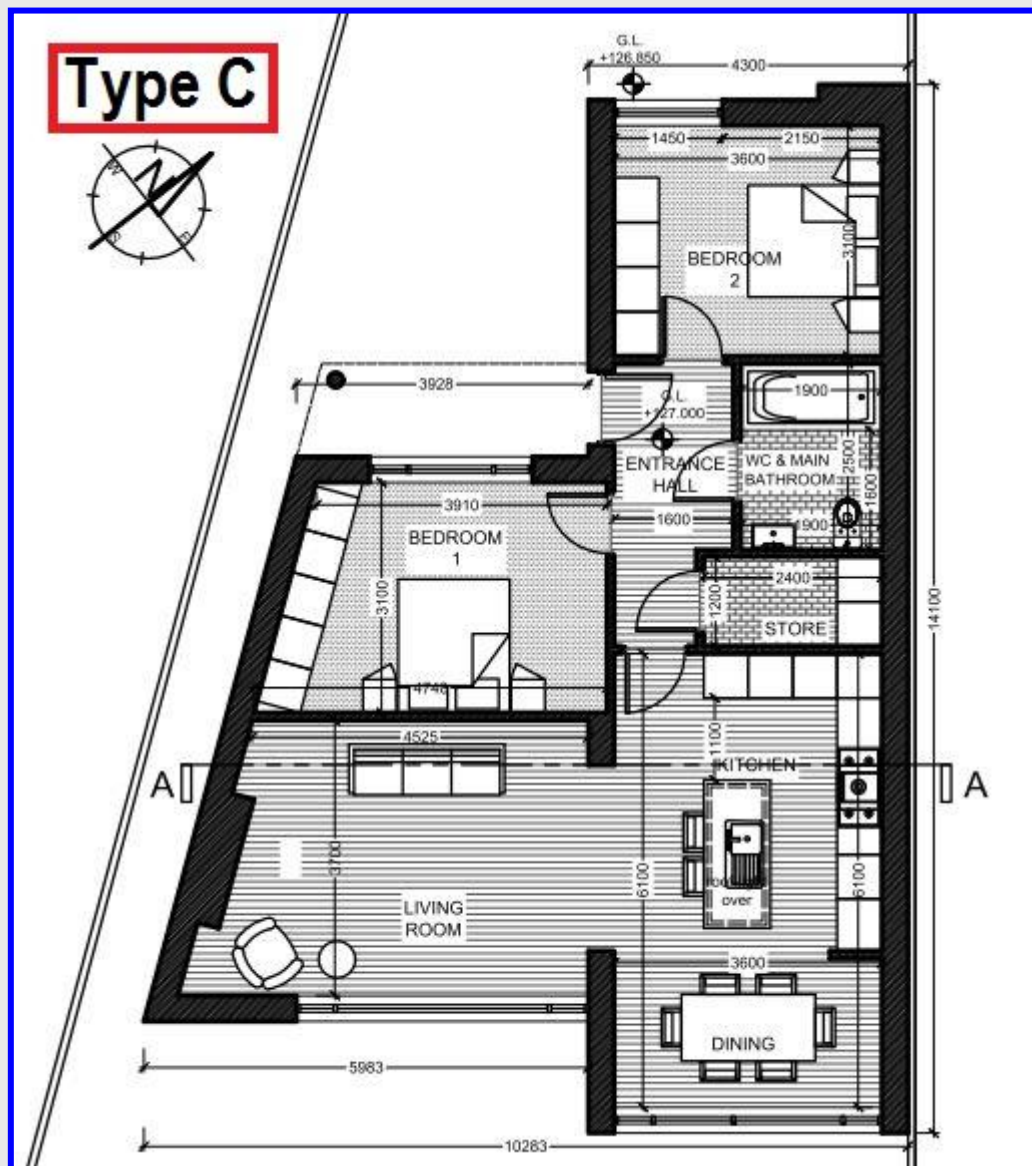
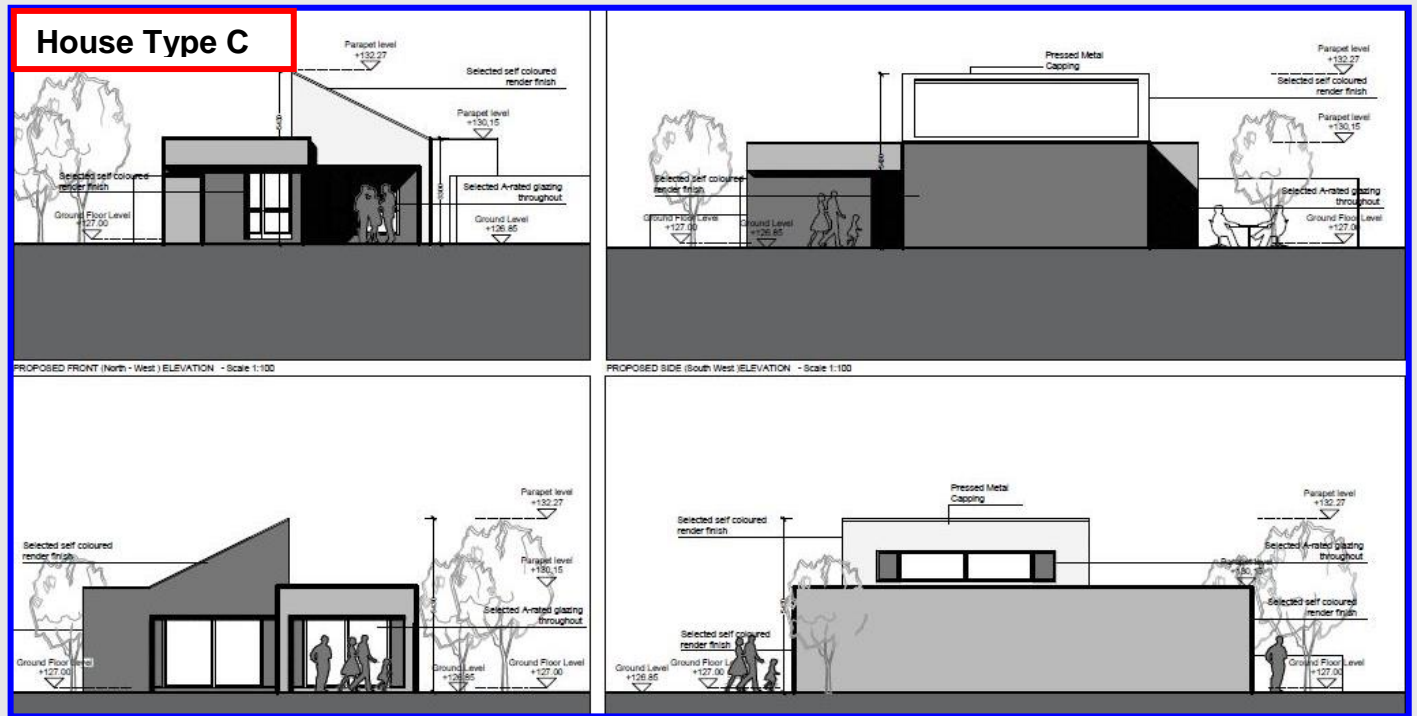
PROPOSED FRONT (North - West) ELEVATION - Scale 1:100



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



HOUSE TYPE C - PLANS:







VIEWING: By Appointment Only

PRICE REGION: €1,100,000



JP&M
DOYLE

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