



For Sale By Private Treaty in One Lot

**No. 9 & 38 Millmount Grove,
Dundrum Road,
Dublin 14**



DOUGLAS NEWMAN GOOD
DNG

ADVISORY DIVISION

T: 01 4912600

No. 9 & 38 Millmount Grove, Dundrum Road, Dublin 14

DESCRIPTION

LOT 1: No. 38 Millmount Grove, Dundrum Road, Dublin 14. Consisting of a commercial yard partially occupied by a tenant. The existing yard extends to c. 0.23 acres and there are a number of permanent and temporary containers located on site.

The site in the main is zoned "A" under the existing Dun Laoghaire Rathdown Development Plan 2010 – 2016 with a stated objective "to protect and/or improve residential amenity". There is a portion of the site to the western boundary located adjacent to the banks of the River Slang which is zoned "F" which is to preserve and provide for open space and ancillary active recreational amenities.

LOT 2: No. 9 Millmount Grove, Dundrum Road, Dublin 14. This lot comprises of a three bedroom cottage extending to c. 683 sq ft with two car parking spaces located just off the Dundrum Road on the corner of Millmount Grove.

Accommodation comprises living room and open plan kitchen/dining, three bedrooms, one ensuite and shower room. The property benefits from electric heating throughout and single glazed timber framed windows to the front with single glazed pvc windows and patio doors to the rear. There is a yard with pedestrian access onto Millmount Grove located to the rear of the property and the property also benefits from a large concrete block constructed shed located on the corner of Millmount Grove opposite the entrance to No. 38.

LOT 3: No. 9 and 38 Millmount Grove together in one lot. The entire extends to c. 0.3 acres in total with development potential (subject to the necessary planning permission).

BER:

No. 9 Millmount Grove (residential house and shed):
BER Rating G BER No. 106130586

No. 38 Millmount Grove (commercial yard):
BER Rating G BER No. 800248627

ASKING PRICE:

Lot 1 - Asking Price €100,000

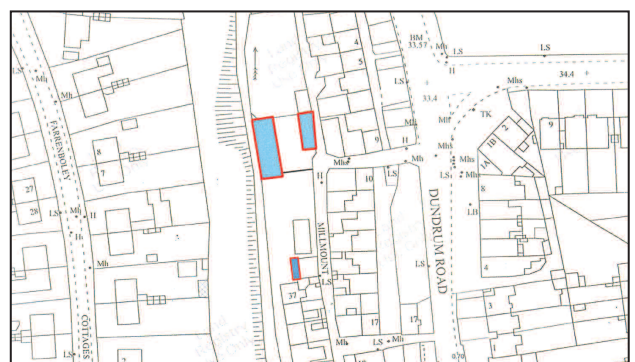
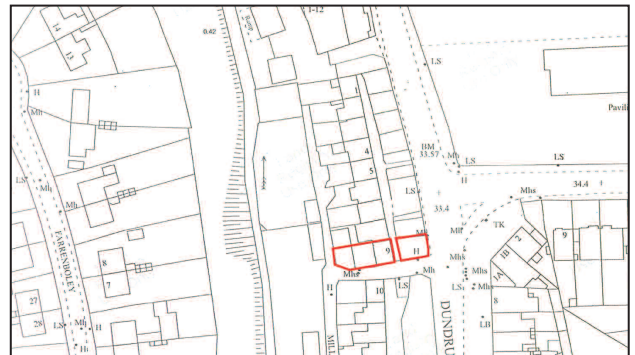
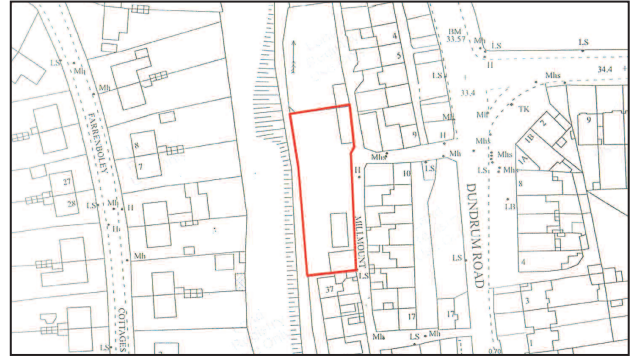
Lot 2 - Asking Price €250,000

Lot 3 - Asking Price €350,000

VIEWING:

Strictly by prior appointment contact:

Gemma Lanigan, DNG Hew Homes & Advisory Division
T: 01 4912600 e: gemmalanigan@dng.ie



DNG

ADVISORY DIVISION

T: 01 4912600

PSL No. 002049

dng.ie

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