



JP&M
DOYLE

Established. 1952

Auctioneers | Valuers | Estate Agents | Property Consultants

FOR SALE

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



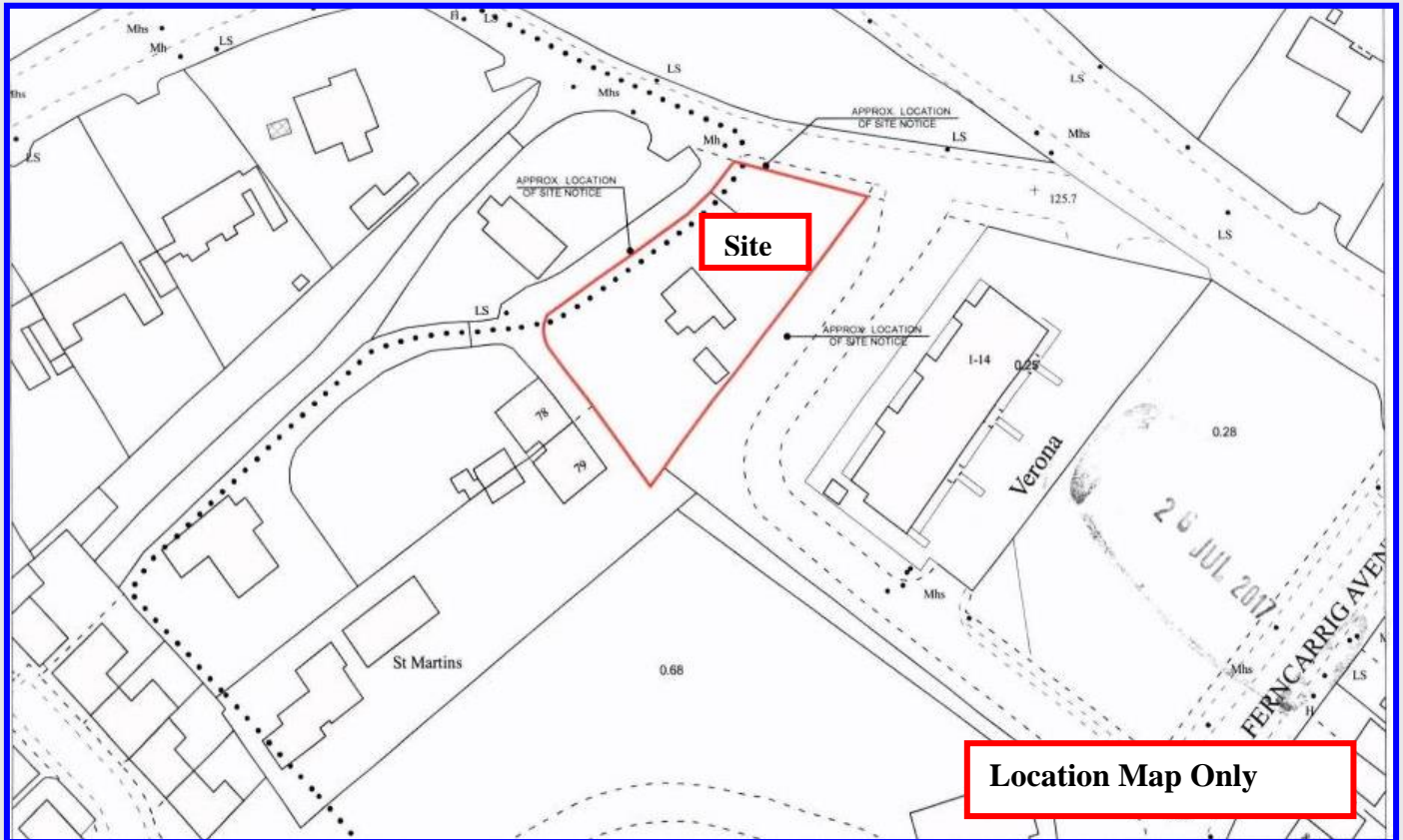
**DUBLIN 18,
D18 H6H9**

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:

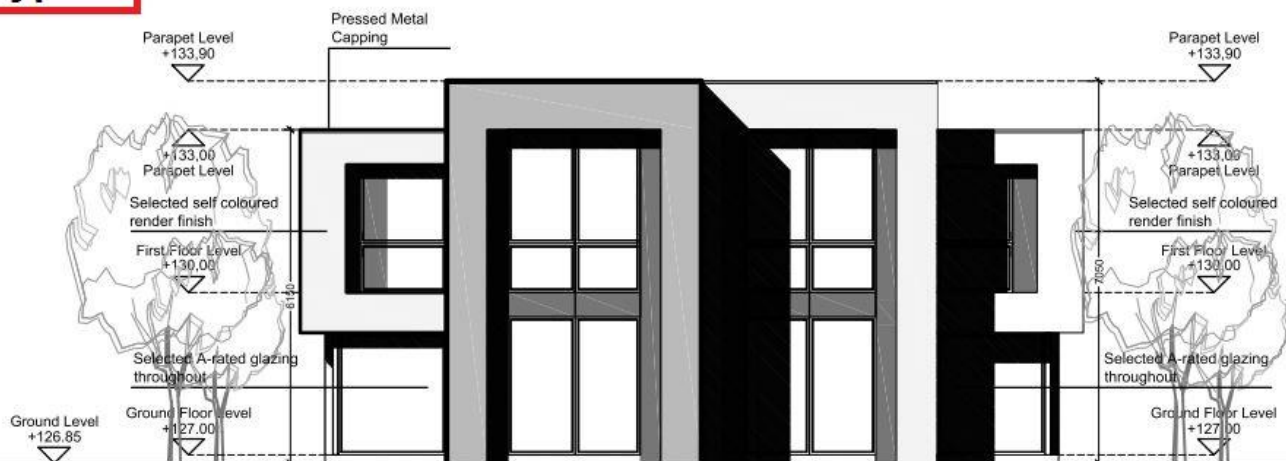
<u>House Type</u>	<u>House</u>	<u>Size*</u>
Type A	3 Bed Semi-Detached	128 sq.m/ 1,377.8 sq.ft.
Type A	3 Bed Semi-Detached	128 sq.m/ 1,377.8 sq.ft.
Type B	3 Bed Detached	139.8 sq.m/ 1,504.8 sq. ft.
Type B	3 Bed Detached	139.8 sq.m/ 1,504.8 sq. ft.
Type C	2 Bed Bungalow	81 sq.m/ 871.9 sq. ft.

**Approximate Measurements*

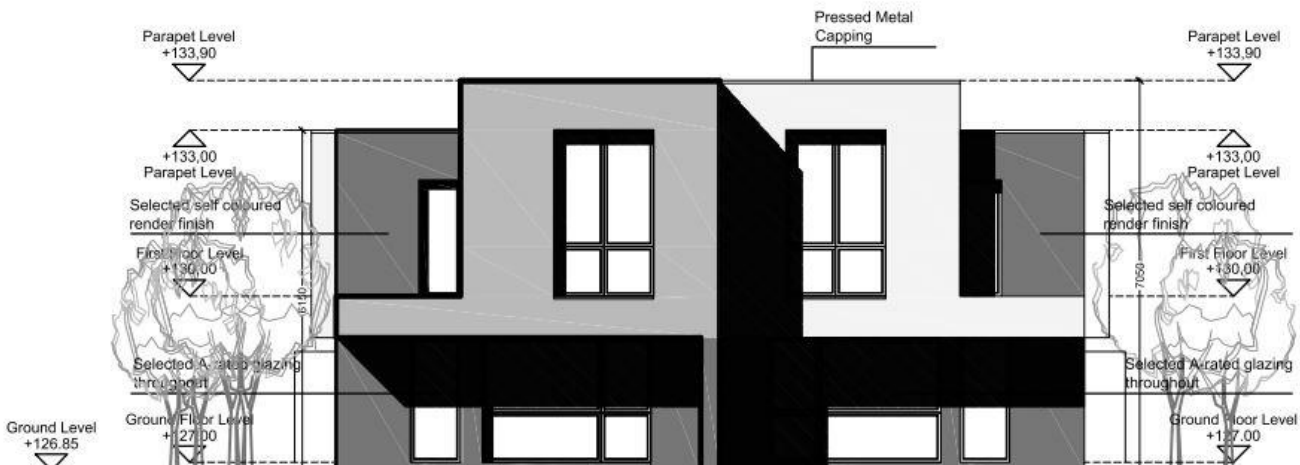
HOUSE TYPE A- PLANS:



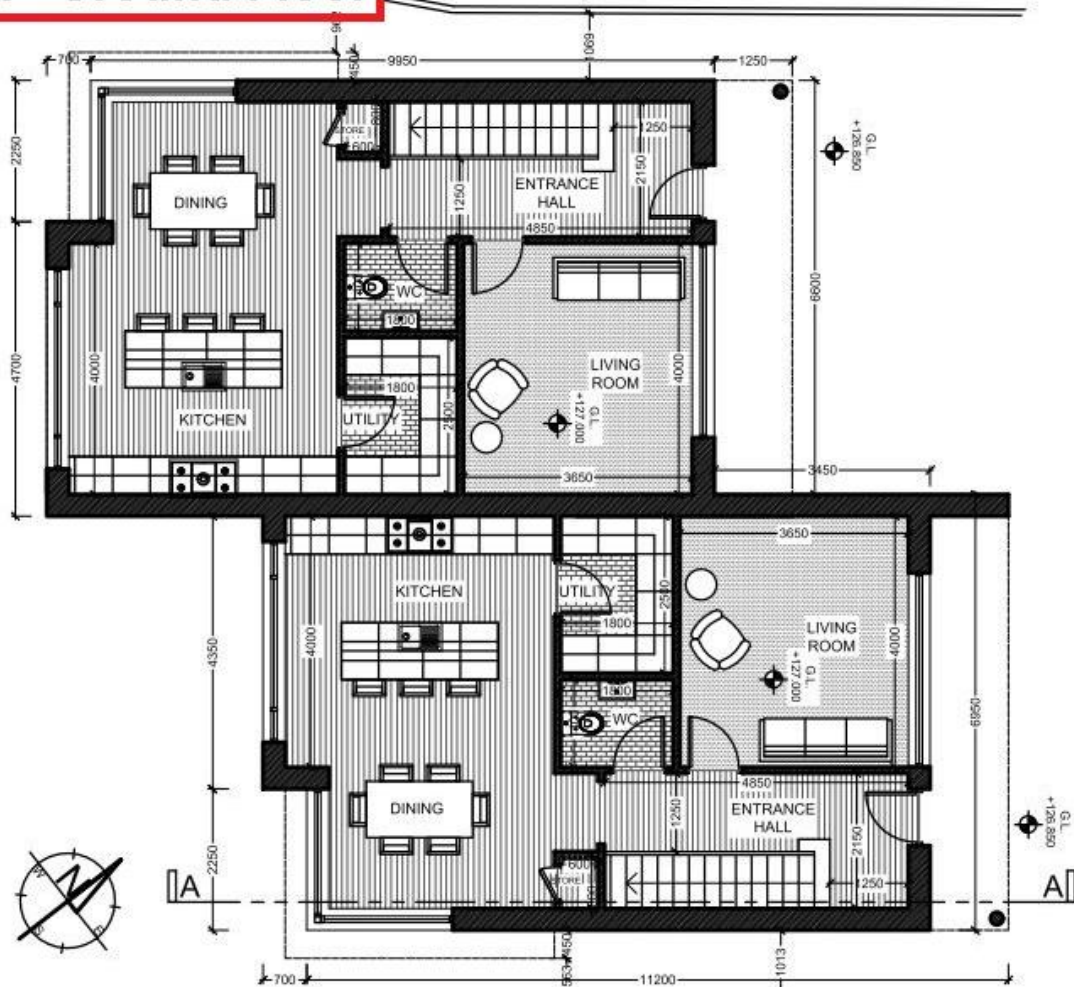
Type A



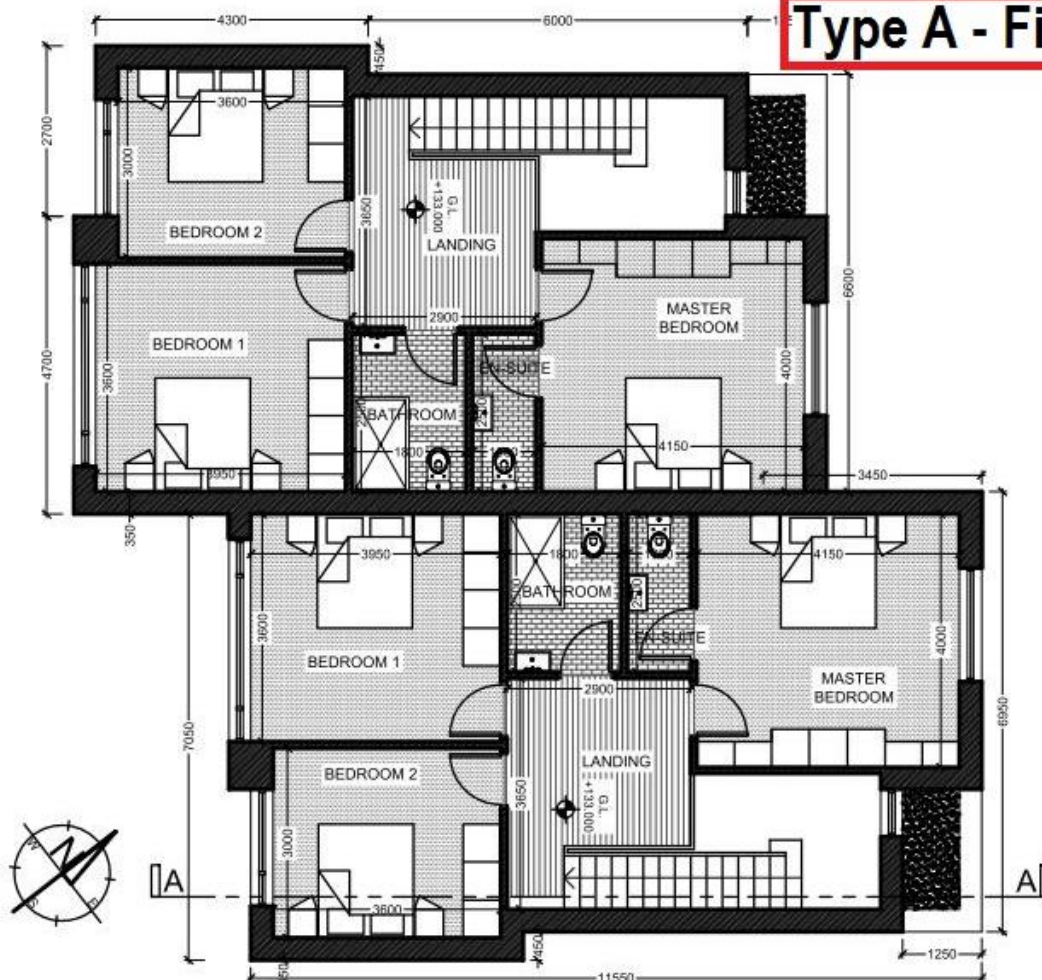
Type A



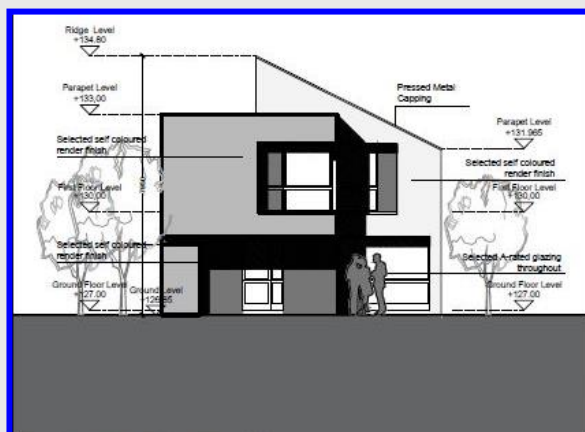
Type A - Ground Floor



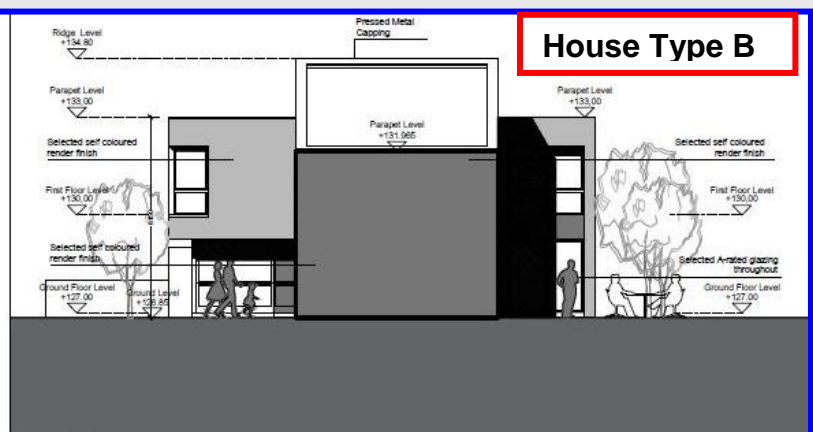
Type A - First Floor



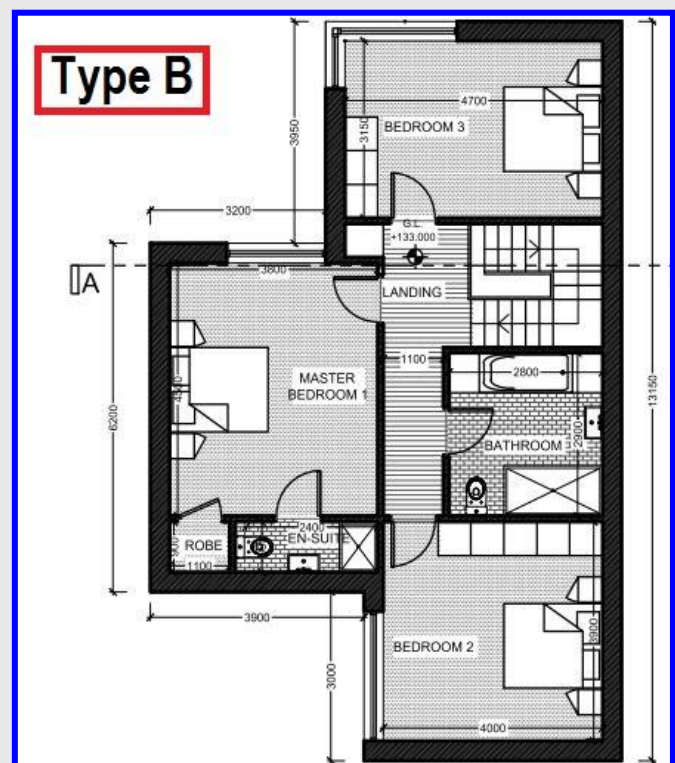
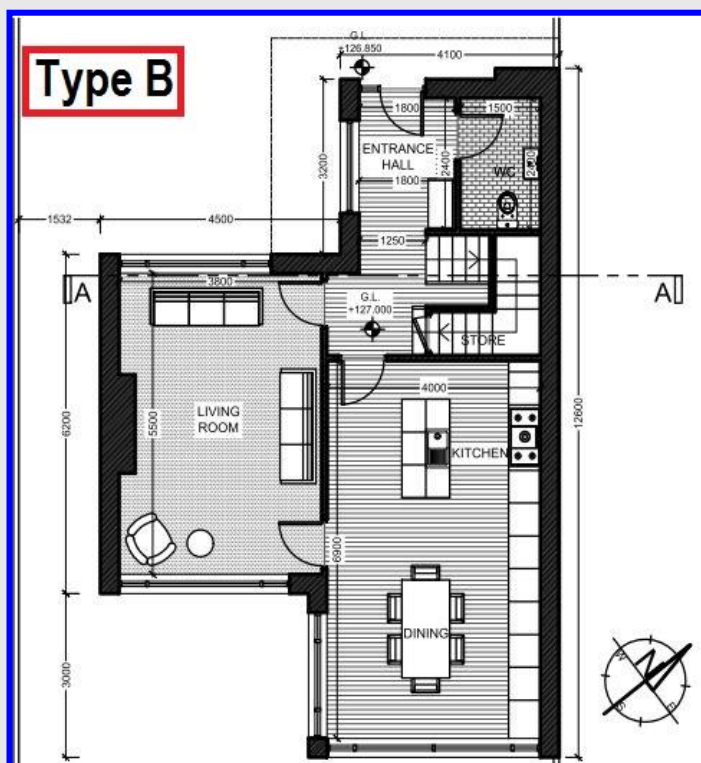
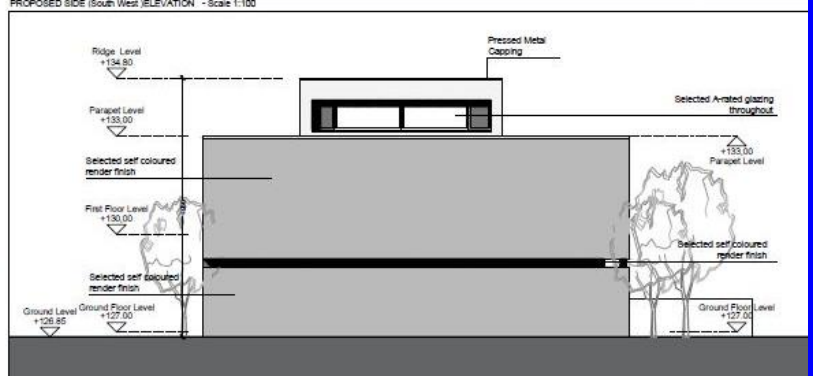
HOUSE TYPE B - PLANS:



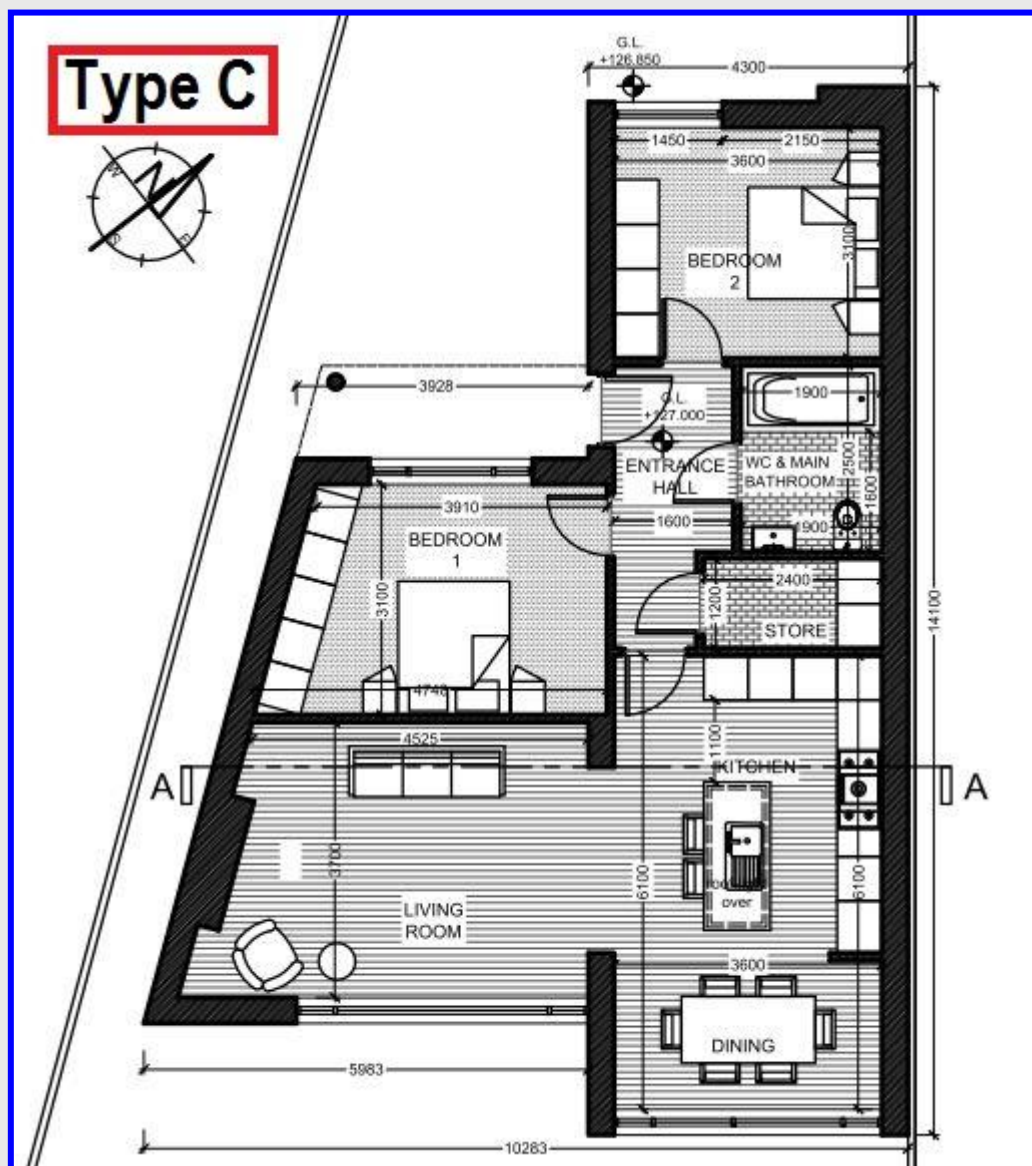
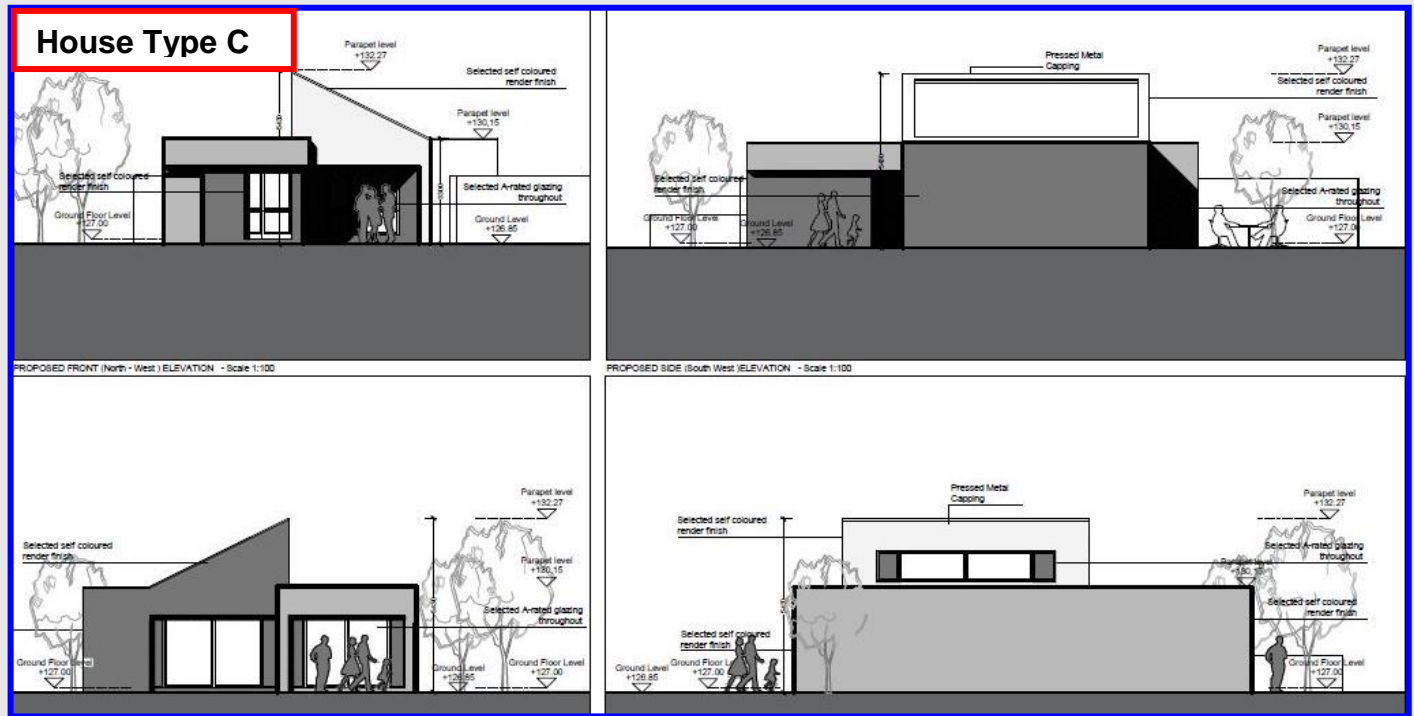
PROPOSED FRONT (North - West) ELEVATION - Scale 1:100



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



HOUSE TYPE C - PLANS:







VIEWING: By Appointment Only

PRICE REGION: €1,050,000



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

PSRA Licence: 002264

J.P. & M. Doyle Ltd., for themselves and for the vendors of this property whose agents they are, give notice that:
(1) the particulars are set out as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract.

(2) all description, dimensions, references to condition and necessary permission of use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(3) no person in the employment of J.P. & M. Doyle Ltd. has any authority to make or give any representations or warranty whatever in relation to the property.