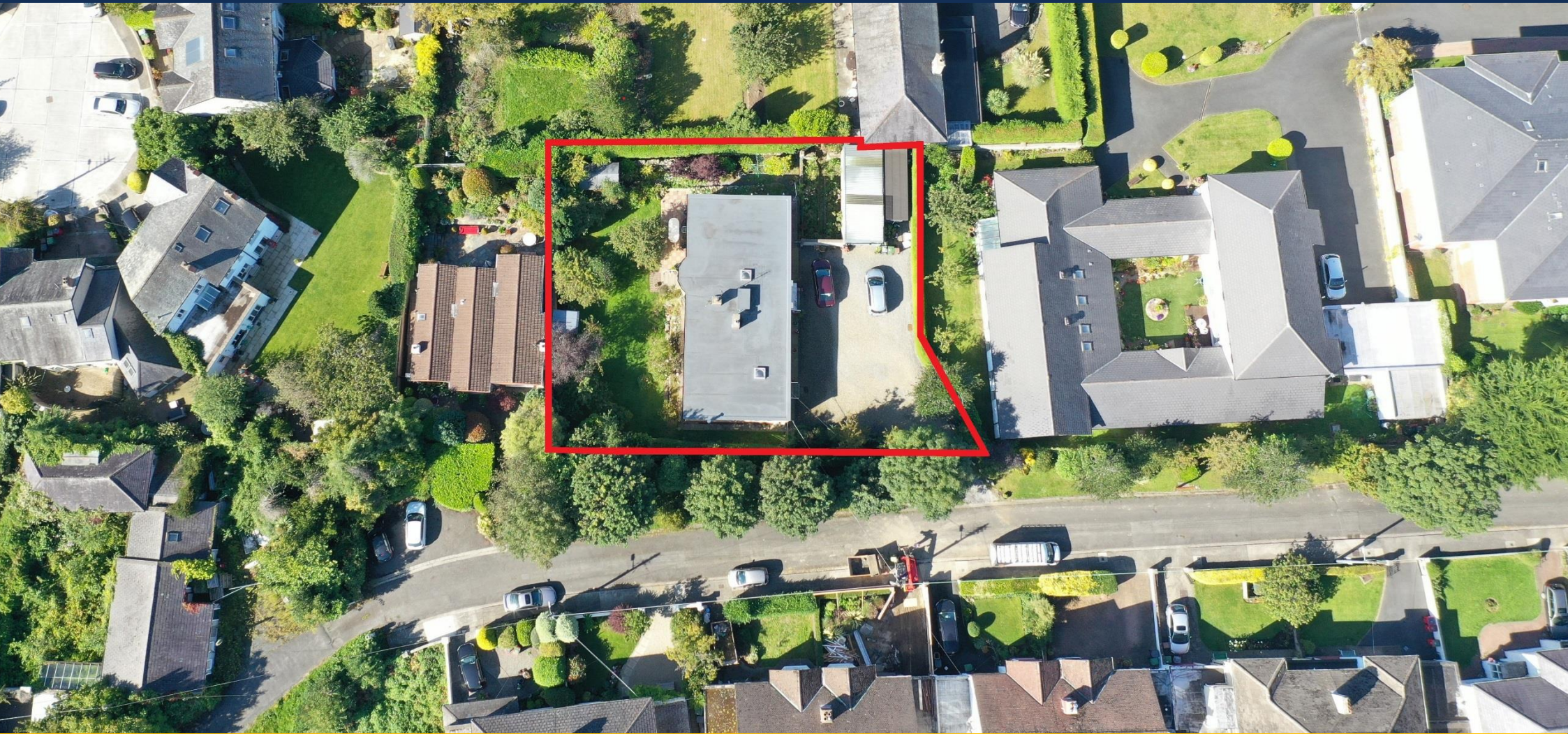


DETACHED BUNGALOW ON C. 0.24 ACRE/0.1 HA. WITH DEVELOPMENT POTENTIAL



10A RIVERSDALE AVENUE, OFF BUSHY PARK ROAD,
RATHGAR, DUBLIN 6, D06 K4W0.



(01) 490 3201



www.jpmdoyle.ie

For Sale by Private Treaty

DETACHED BUNGALOW ON C. 0.24 ACRE/0.1 HA.,

WITH DEVELOPMENT POTENTIAL,

10a RIVERSDALE AVENUE, OFF BUSHY PARK ROAD, RATHGAR, DUBLIN 6.

LOCATION

Located on Riversdale Avenue, this property finds itself situated on a much sought-after road, in the heart of a mature residential area. Less than 2 miles from St. Stephen's Green and with Rathgar, Rathmines, Ranelagh & Terenure within walking distance, No. 10a is surrounded by the best of everything South Dublin has to offer & provides you with phenomenal cafés, restaurants, boutiques and artisan shops. Recreational facilities are well catered for with Bushy Park servicing the area with football pitches & tennis courts, while numerous gyms & sports clubs, cinemas & bars are found in the local villages. Alongside this, educational opportunities are in abundance with Terenure, St. Mary's, High School, Stratford, Gonzaga College, U.C.D. & Trinity all proving to be in a commutable distance. Transport links in the area are not lacking with countless bus routes, the Green Line Luas & the M50 all within easy access.



DESCRIPTION:

No. 10a is a superbly located Residential Development Opportunity (S.P.P.) situated in the popular area of Dublin 6. The site comprises of an existing detached bungalow extending to 175 Square Metres and laid out in Hall, Livingroom, Kitchen, Sitting Room, Study, Four Bedrooms and Two Bathrooms. The site is broadly rectangular in shape and extends to approximately 0.24 acres/ 0.1 hectares in an area with proven selling record.



TOWN PLANNING/ZONING:

The property is situated in an area zoned Z1 -To protect and improve the residential amenities under the Dublin City Development Plan 2016 - 2022.



SERVICES:

We understand all mains services are adjoining. Intending purchasers should satisfy themselves on their availability.

TITLE:

- Freehold
- Vacant Possession





BER D1

VIEWING: By Appointment Only

PRICE ON APPLICATION

BER: D1 (112627591)



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.

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