



2 Clarkeville Terrace

Lucan Road Old,
Palmerstown,
Dublin 20.



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For Sale By Private Treaty

Asking Price: €450,000



This is an excellently located property with enormous potential, comprising a three bedroomed house extending to 1,281 sq.ft., requiring complete renovation and a plot of land to the rear (0.051 Ha in total). Part of the property was utilised as a grocery store business up until the establishment closed some years ago. It presents a very exciting opportunity for redevelopment, subject to the necessary planning consent.

The site enjoys a very tranquil setting along the Old Lucan Road (N4), nestled between Ulster Bank and the Milbrook Apartment scheme. The location of the site is superb, being situated in the heart of Palmerstown Village, which is approximately 8 km to the west of the City Centre. The M50 Motorway and the N4 Dublin to Sligo road are highly accessible. The Liffey Valley Shopping Centre and the King's Hospital School are within easy reach.

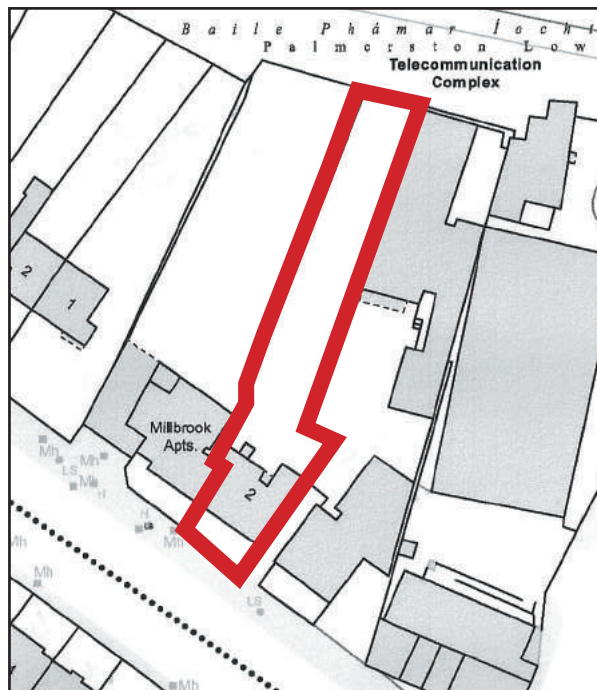
Features:

- Exciting development opportunity
- Located within easy reach of the City Centre
- Mature well established tranquil setting in the heart of Palmerstown Village
- Liffey Valley Shopping Centre is highly accessible
- Private parking to the front for two cars

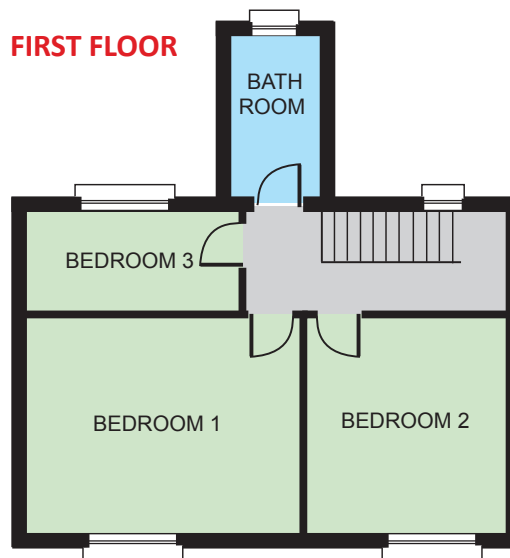
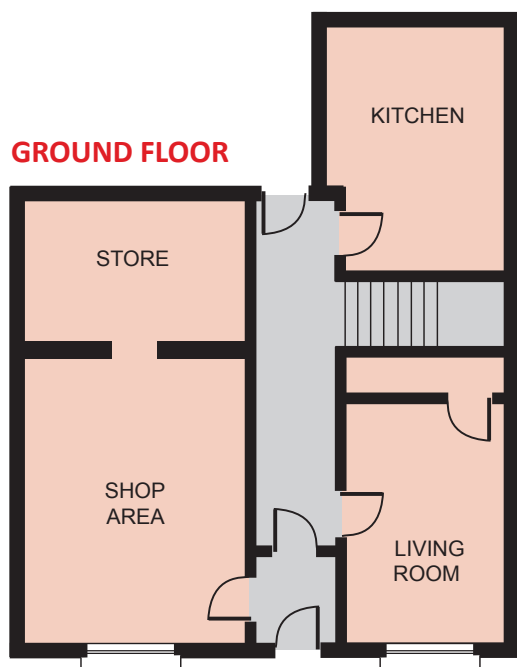




Aerial View



Ordnance Survey Map



Accommodation:

Entrance Lobby: 1.57m x 1.37m

Hall: 3.44m x 1.83m
With floor carpet.

Living Room: 5.13m x 2.78m
A fine room with an open fireplace.

Kitchen: 4.36m x 3.20m

Store: 3.96m x 2.50m

Shop Area: 5.12m x 3.96m

Bedroom 1: 3.40m x 3.35m
A double bedroom.

Bedroom 2: 4.86m x 3.40m
A double bedroom.

Bedroom 3: 3.96m x 2.50m
A single bedroom.

Bathroom: 2.94m x 1.53m
With wall and floor tiling, a bath, w.h.b. & w.c.

Floor Area: Approx. 119.17 m² (1,281 ft²)

Outside:
There is an long garden to the rear and off street parking to the front.

Excellent availability of additional on street parking to the front.

Viewings: Strictly by appointment with the sole agent.

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Negotiator: Geraldine Keary



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