

Garage/ Workshop off Westfield Road

6A Westfield Road, Harold's Cross, Dublin 6.

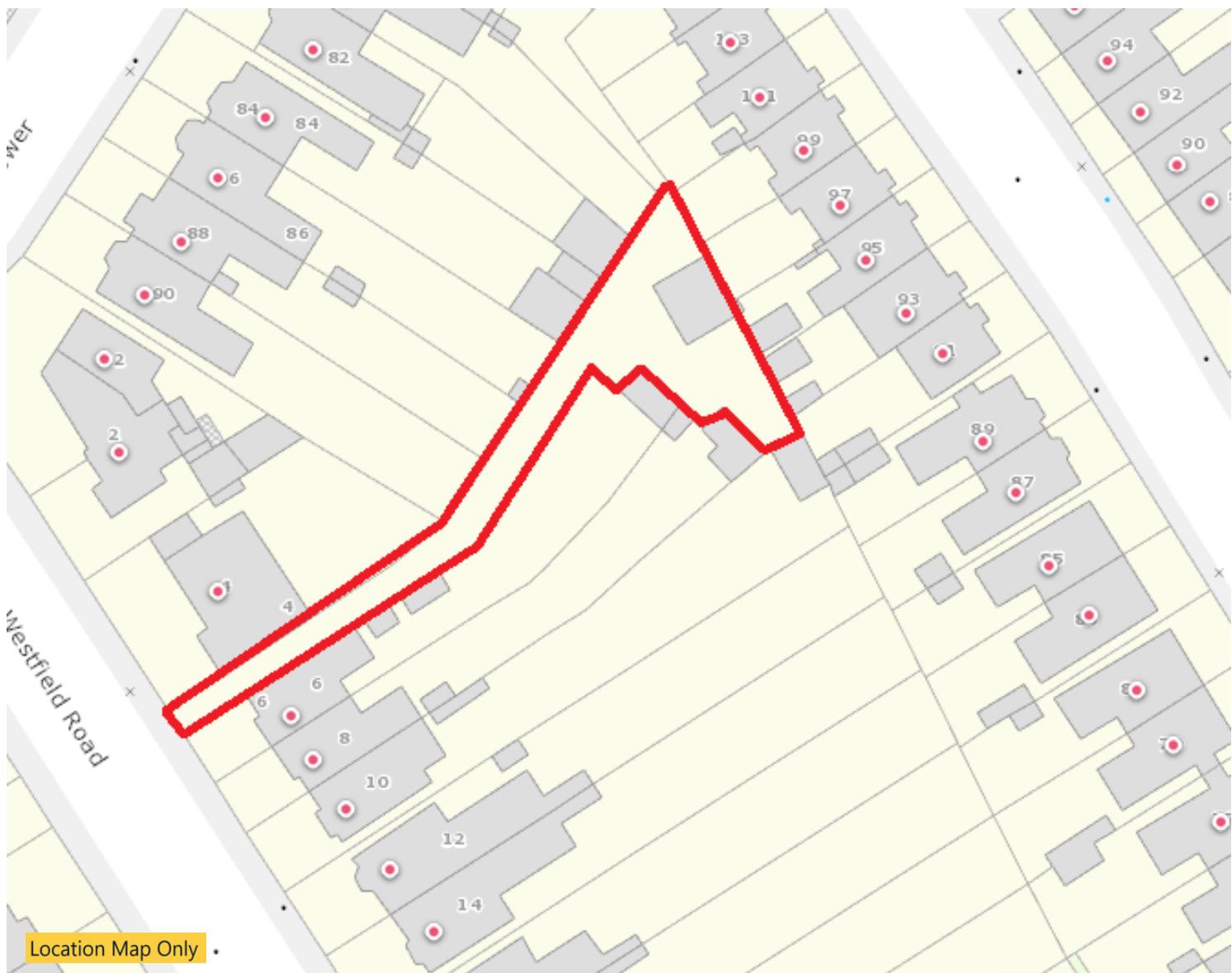
 (01) 490 3201

 www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION

Westfield Road is a very convenient and deservedly popular road linking Kimmage Road and Clareville Road. With a prime location just 3 km from the city centre, Rathmines, Rathgar and Terenure villages are within a short walk and offer an array of shops, restaurants, cafés, gourmet food stores, cinemas, and supermarkets including Dunnes Stores in the revamped Swan Shopping Centre, Tesco, Lidl and Aldi. Public transport links include Dublin Bus Routes 16, 16c, 16d and 49. Long established as one of the best family home locations in Dublin, Westfield Road benefits from easy access to many outstanding schools including Harold's Cross Primary School and Scoil Molaga on the adjoin Clareville Road and the recently opened Educate Together Primary and Secondary Schools in Harold's Cross and the many excellent private and public schools in the area. There are many recreational and leisure facilities nearby including Stratford and Ashbrook Tennis Clubs, Kenilworth Bowling Club, Leinster Cricket Club, Milltown Golf Club and a selection of fitness and leisure clubs such as Swan Leisure in Rathmines.



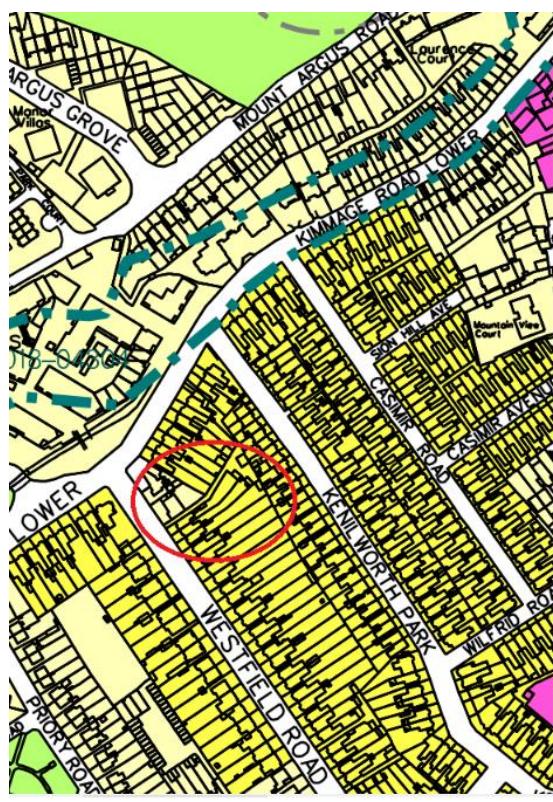
DESCRIPTION:

The property Comprises of freehold ownership of a site c. 380 Square Metres with Two Garages/ workshops extending to c. 36 Square Metres. The property Offers possible future development potential or existing use of the workshop and parking areas. There are rights of access for neighbouring properties to access their properties.



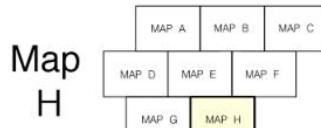
TOWN PLANNING:

The site is shown as Zoned Z2 Residential/ Neighbourhood (Conservation Areas) on the 2022-2028 Draft Dublin City Development plan.



Dublin City Development Plan 2022-2028

DRAFT



LAND USE ZONING OBJECTIVES⁴

Zone Z1	Suburban Residential	.....
Zone Z2	Residential Neighbourhoods (Conservation Areas)	.....
Zone Z3	Neighbourhood Centres	.....
Zone Z4	Key Urban Villages / Urban Villages	.....
Zone Z5	City Centre	.....
Zone Z6	Employment/Enterprise	.....
Zone Z7	Employment (Heavy)	.....
Zone Z8	Georgian Conservation Areas	.....
Zone Z9	Amenity / Open Space Lands / Green Network	.....
Zone Z10	Inner Suburban and Inner City Sustainable Mixed-Use	.....
Zone Z11	Waterways Protection



VIEWING:

BY APPOINTMENT ONLY

PRICE REGION:

€150,000



Established. 1952

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PSRA Licence: 002264

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