

# Brides Glen Cottage, Brides Glen Road Rathmichael, Co. Dublin

For Sale via Auction **11.06.2020**



A Rare Residential Site of Approx. 0.141 acres  
Planning Permission for a Four Bedroom House  
Guide Price **€180,000**

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Property **Summary**

- A Rare Opportunity to Acquire a Prime Residential Site
- Full Planning Permission for a Four Bedroom House
- Site Area of Approximately 0.0571 Hectares (0.141 Acres)
- Tranquil Location with Close Proximity to Luas, N11 & M50
- For Sale via Digital Auction 11.06.20 (unless withdrawn or sold prior)
- **Guide Price €180,000**



Location **Summary**

- |                       |                          |
|-----------------------|--------------------------|
| • Brides Glen Luas:   | <b>1.9 km north east</b> |
| • Shankill DART:      | <b>3.2 km east</b>       |
| • N11:                | <b>3.4 km east</b>       |
| • M50:                | <b>Immediate</b>         |
| • Dublin City Centre: | <b>18 km north west</b>  |
| • Cherrywood:         | <b>2 km north east</b>   |
| • Dalkey:             | <b>7.6 km north east</b> |
| • Carrickmines:       | <b>5.1 km north west</b> |
| • Enniskerry:         | <b>7.1 km south west</b> |



### Location

The property is situated in an affluent and secluded residential area to the southern side of Brides Glen Road, just to the east of Rathmichael Road. Despite the relative seclusion, the property enjoys an enviable array of transport connections including, Luas Green Line services from Brides Glen (1.9km to the north east), DART services from Shankill (3.2km to east), and both the N11 & M50 are almost immediately available.

### Description

The property comprises an irregular shaped tree lined site extending to approximately 0.0571 hectares (0.141 acres), the site is currently occupied by single storey dwelling in poor condition (60 sq. m), a steel fabrication workshop (76 sq. m), and residential ruin (26 sq. m).

### Zoning

Under the Dun Laoghaire Rathdown Development Plan 2016 – 2022 the site is zoned “G3” - Conservation, amenity or buffer space, corridor/belt, landscape.

### Planning Permission

The site benefits from a rare planning permission within the area. The site was granted full permission in December 2017 for the demolition of the existing structures, and the construction of a four bedroom house extending to approximately 228 sq. m (2,454 sq. ft).

**Local Planning Authority:** Dun Laoghaire Rathdown Council

**Planning Reference:** D17A/0928

**W:** dlrcoco.ie **T:** 01 205 4700

### Folio

DN238134F

### Eircode

D18 Y9Y7

### Vacant Possession

The property is currently occupied and vacant possession will be provided to the purchaser upon completion.



## Agent Contact Details

Richard O'Neill

Director

T: 01 437 6891

E: [richard.oneill@artisrealestate.ie](mailto:richard.oneill@artisrealestate.ie)

W: [artisrealestate.ie](http://artisrealestate.ie)

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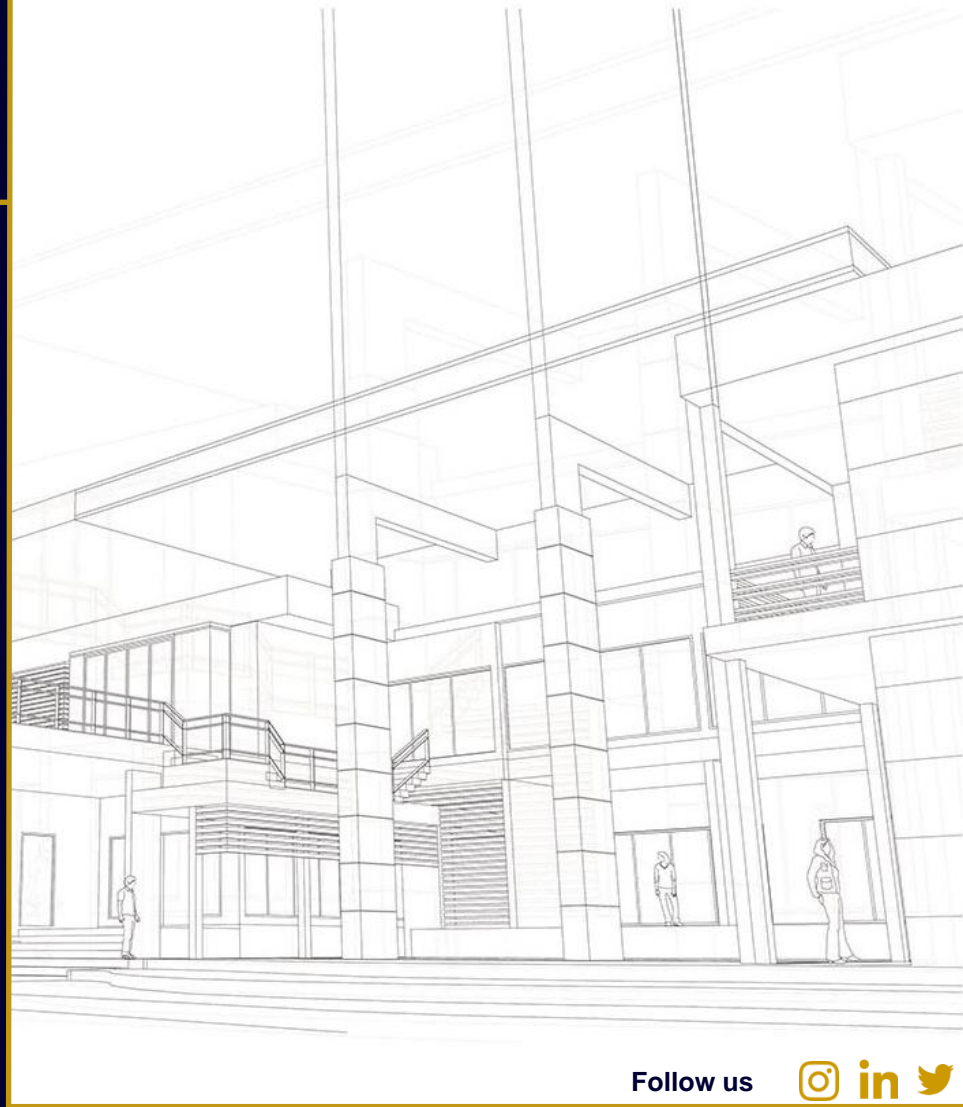
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