



LOCATION MAP ONLY

Site c.0.5 Acres/ 0.202 Ha.  
with Full Planning Permission,  
Kilteel Village, Kilteel, Co. Kildare.

 (045) 865 568

 [www.jpmdoyle.ie](http://www.jpmdoyle.ie)

## FOR SALE BY PRIVATE TREATY

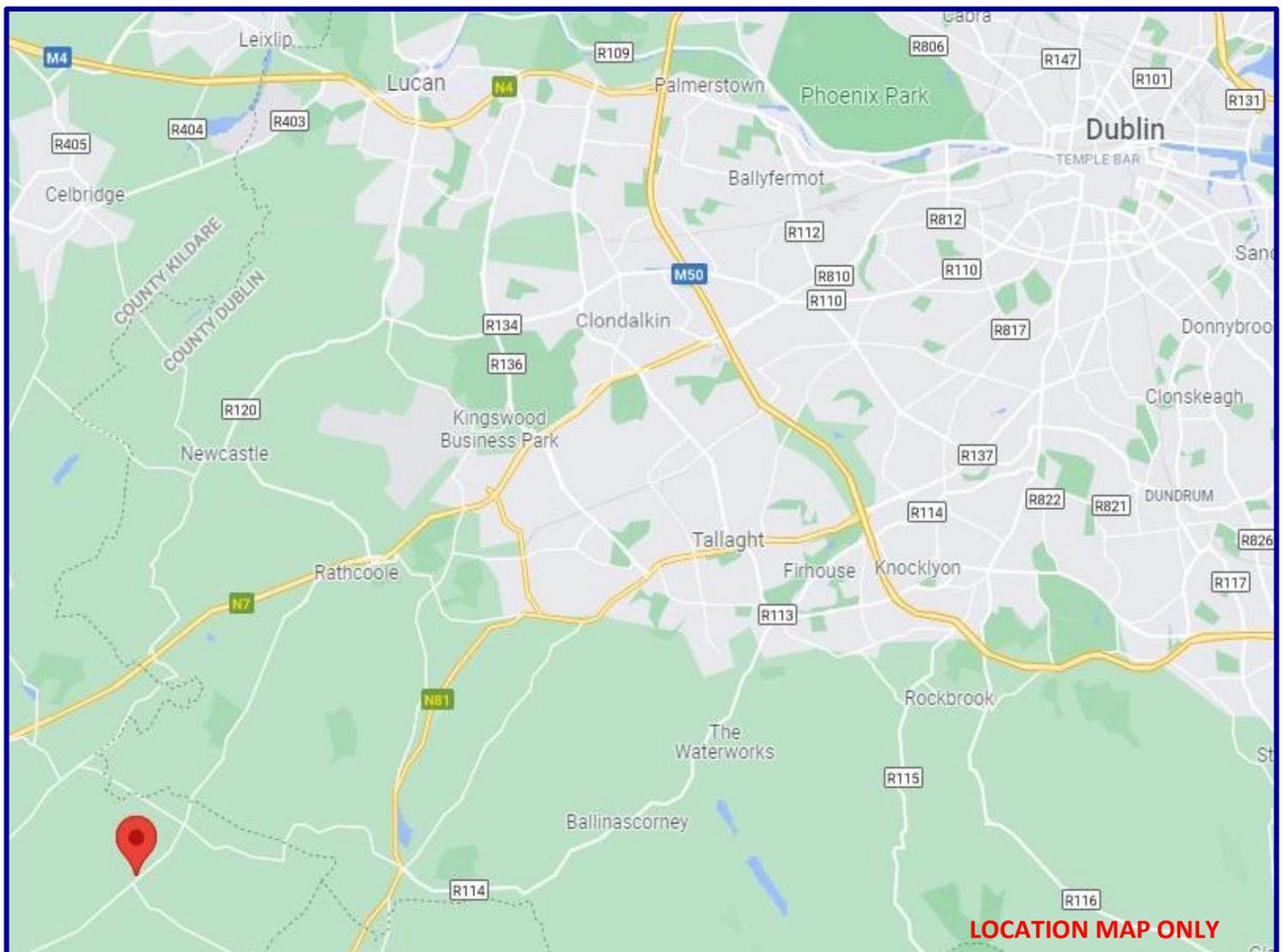
### LOCATION:

Nestled in the quaint village of Killeel on the Dublin/Kildare border, between the N7 and N81, c. 4 miles from Rathcoole, c. 7 miles from Naas and c. 15 miles from Dublin City Centre. An abundance of sporting activities are close by, including golf, equestrian pursuits and water activities on the nearby Blessington Lakes. Within 10 minutes of the Luas stop in Citywest. The village itself it self consists of a beautiful country pub “The Killeel Inn”, Church & Community Hall.

**Blessington:** c. 5 miles    **Naas:** c. 7 miles    **M50 Roundabout:** c. 11 miles    **Dublin:** c. 15 miles.

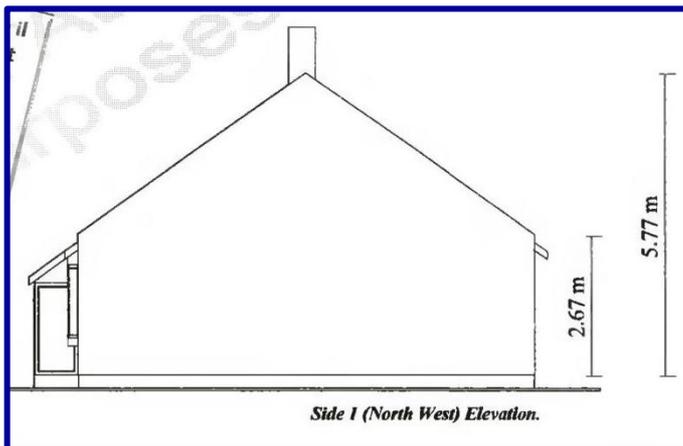
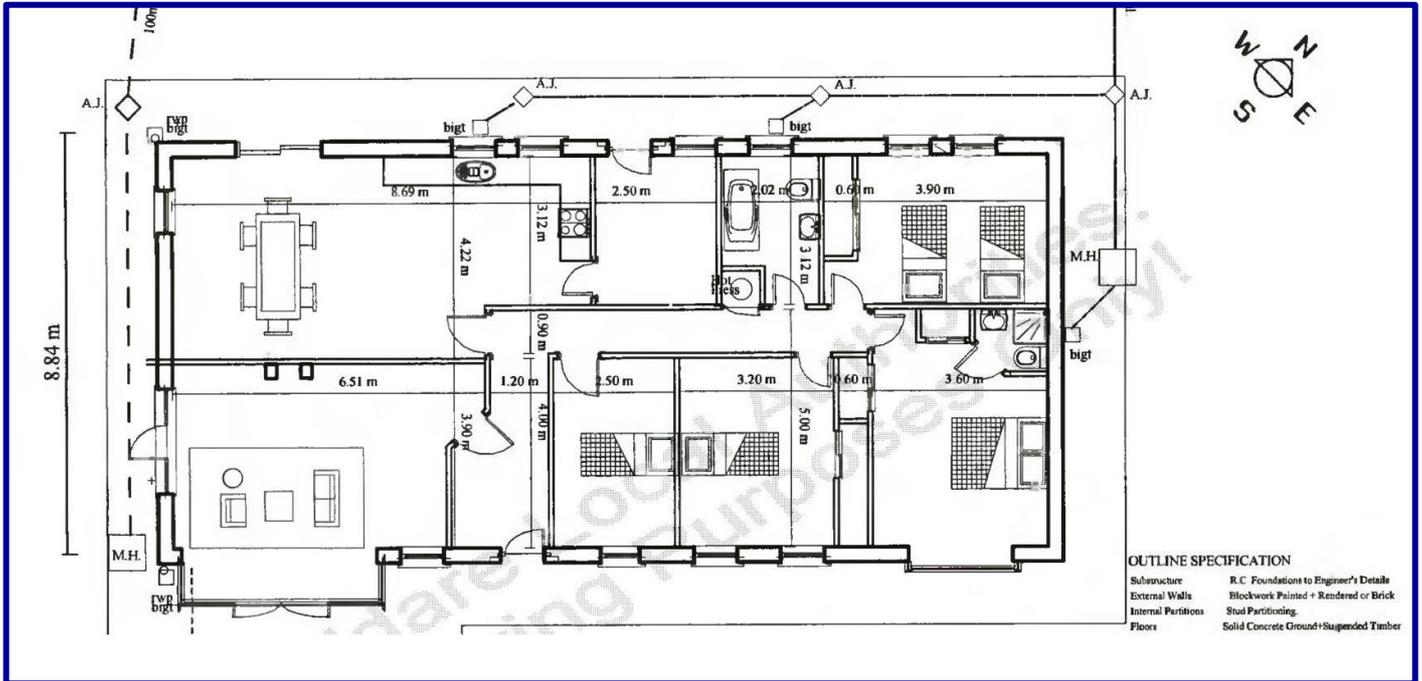
### DESCRIPTION:

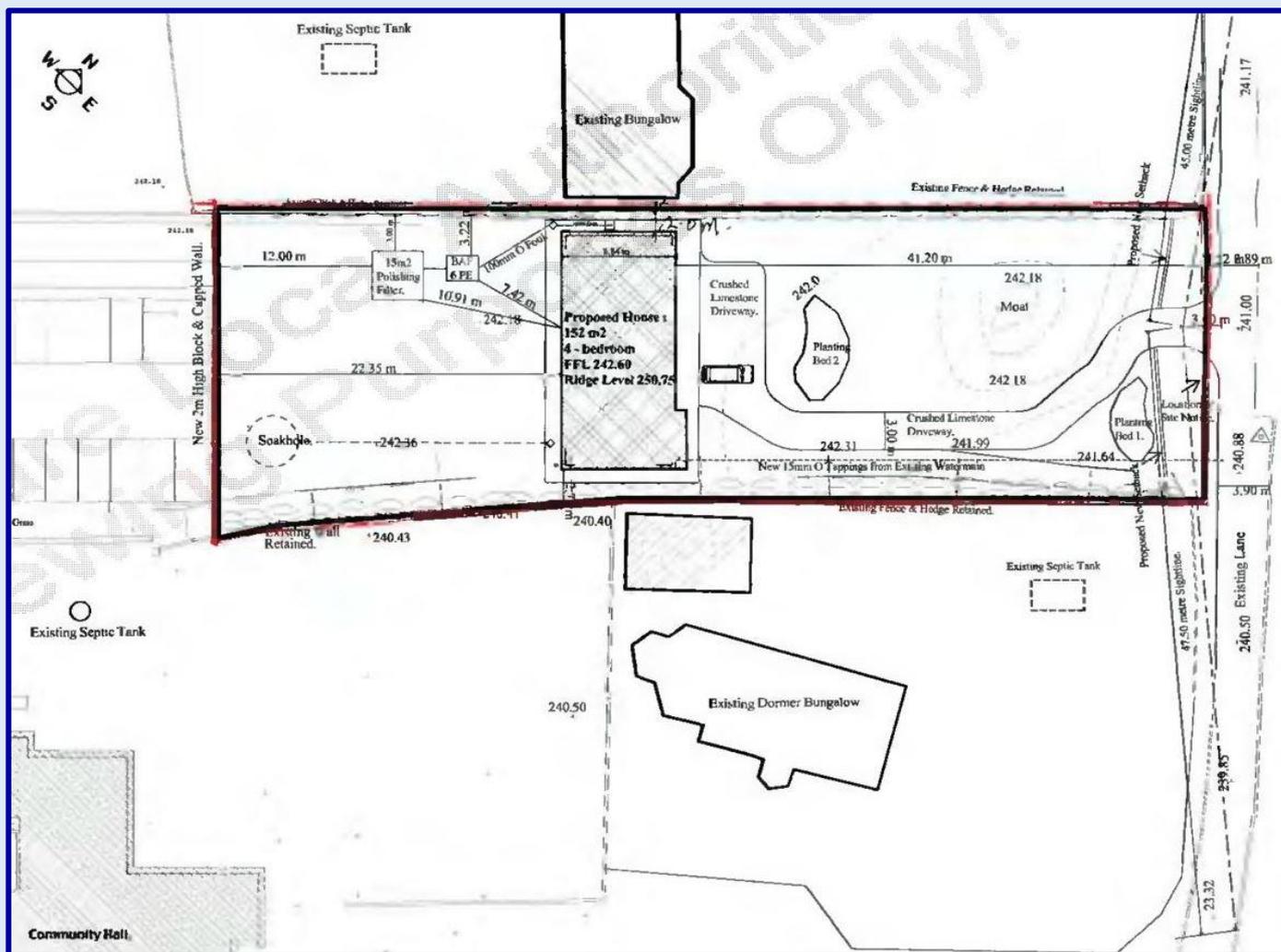
Rare opportunity to purchase a site with Full Planning Permission & no local need / section 47 restrictions. The planning has been granted for a detached c. 152 sq.mts. / 1636 sq.ft. four bedroom bungalow. The site extends to c. 0.5 Acres / 0.21 Hectares. The site is on a cul-de-sac lane consisting of one off houses.



## PLANNING:

Kildare Co. Co. have granted unrestricted permission Ref: (19535) for the construction of a 4 bedroom bungalow, 5.77m to ridge along with sewerage treatment system to comply with EPA:2009 together with new entrance and all associated site works.





**VIEWING:**

**BY APPOINTMENT ONLY**

**PRICE REGION:**

**€250,000**



JP&M  
**DOYLE**

Established. 1952

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PSRA Licence: 002264

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