

For Sale by Public Auction

(unless previously sold)

on Thursday 7th December
at 4.00 p.m.

in Buswells Hotel,
Molesworth Street, Dublin 2.



CHETWYND'S COTTAGE

Greenhills Road, Walkinstown, Dublin 12



- Three-bedroom derelict cottage on approx. 0.18 acre's (0.07 hectares)
- Zoned under objective LC (Local Centre) with excellent potential for redevelopment (S.P.P)
- Located approx. 150 metres from the Walkinstown Roundabout





DESCRIPTION

The property comprises of a derelict detached bungalow incorporating two reception rooms, three bedrooms, a kitchen and a bathroom situated on the southern side of the Greenhills Road, within approx. 150 metres to the Walkinstown roundabout.

The cottage sits on a site area of approx. 0.18 acre's (0.07 hectares) as scaled from the OSI map and the site benefits from approx. 18 metres frontage onto the Greenhills Road.

LOCATION

The site has high profile frontage onto the Greenhills Road and is located within 150 meters of the Walkinstown roundabout and approx. 1.5kms east of the both Ballymount and the Naas Road junctions on the M50. The Walkinstown area is well serviced by public transport with the Luas Red Line and numerous bus routes within close proximity of the property. The city centre is within 5kms of the property.

ZONING

The property is zoned under objective LC "to protect, improve and provide for the future development of local centres" in the South Dublin County Council Development Plan 2016-2022.

Permitted uses under this zoning objective include; bed and breakfast, funeral home, garden centre, guest house, health centre, live/work units, off-licence, petrol station, public house, residential, shop-local, shop-neighbourhood, veterinary surgery etc.

Uses open for consideration include; hotel / hostel, motor sales outlet, service garage, wholesale outlet etc.

Uses not permitted under this zoning objective include; fuel depot, offices > 1,000 sq. m., retail warehouse, shop-major sales outlet, warehousing, windfarm etc.

SERVICES

We understand that all mains services are provided to the property.

PRICE

On application

BER CERTIFICATE

BER Rating: G

BER No: 110335726

All intending purchasers must satisfy themselves as to the accuracy of the measurements provided above.

For more information contact the Sole Agents:

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