



Site on C. 0.75 Acres with Full Planning Permission



Manor Kilbride,
Blessington,
Co. Wicklow

 (01) 490 3201
 www.jpmdoyle.ie

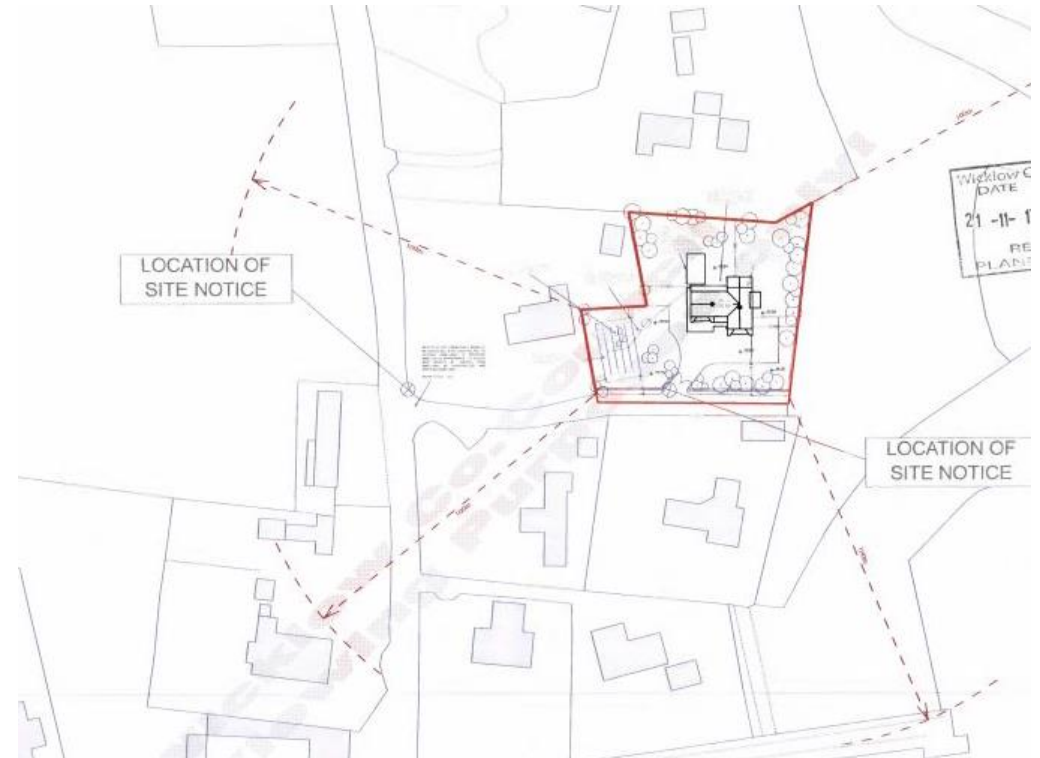
LOCATION

This site is located on a quiet cul-de-sac road in the quaint village of Manor Kilbride. Manor Kilbride is an ideal location to live for young families with nearby schools, a regular Dublin Bus service (No. 65) from the N81, shopping facilities in Blessington, Naas and Tallaght (all within a short drive) and many leisure recreations on your doorstep. There are a host of amenities within the vicinity including the renowned Blessington Lakes with aqua activities, the Wicklow Gap, local walkways and many sporting interests locally such as horse riding, golf, cycling and fishing. This site is also located a short distance from Saggart/ Citywest Luas Park & Ride, making commuting to and from Dublin hassle free. The N81 is very accessible only c. 1.5 kms away.

Blessington: C. 10 kms

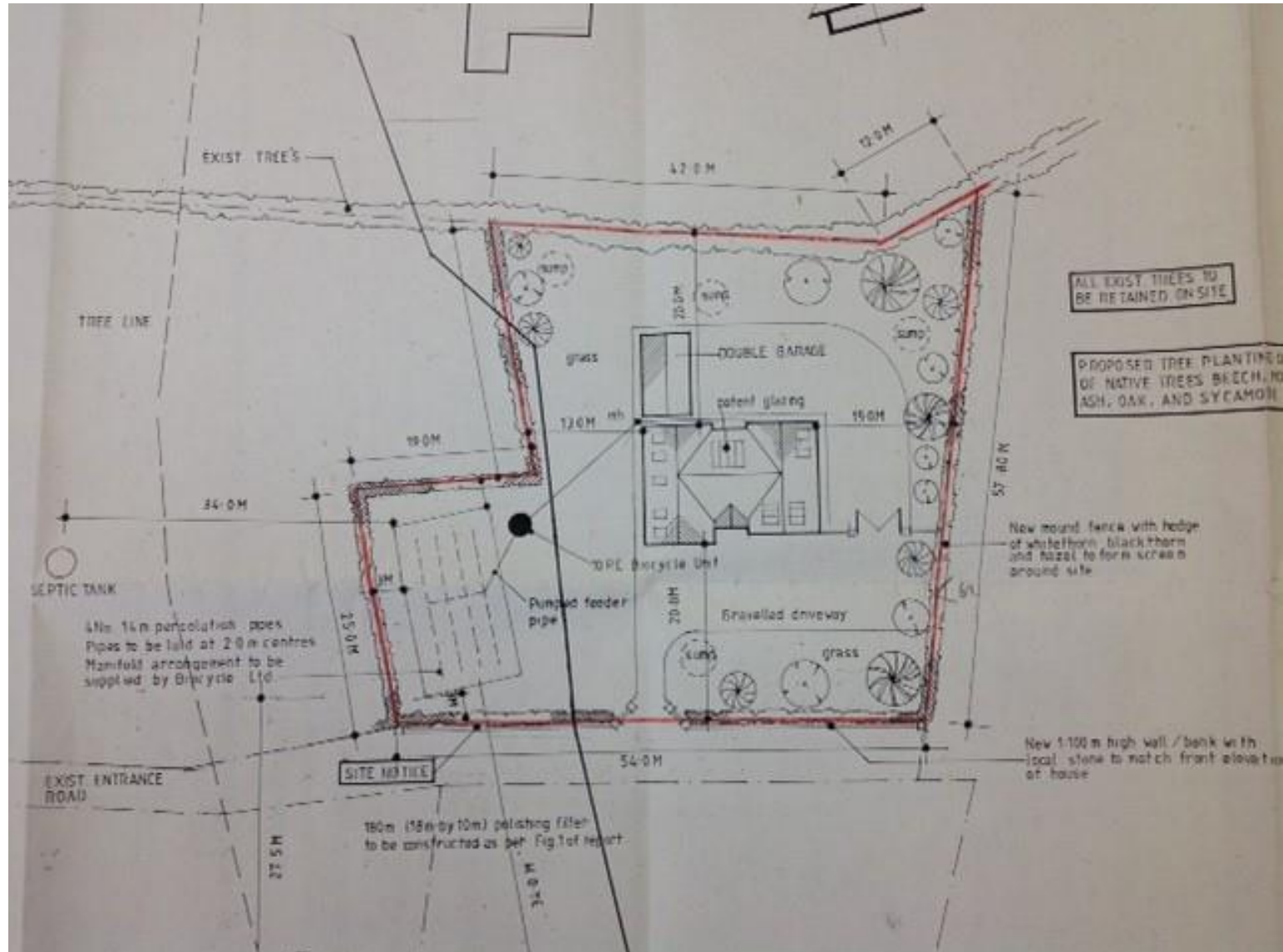
Citywest: C.12kms

Dublin: C. 15kms.



DESCRIPTION:

The Site is on C. 0.75 Acres situated on a quiet cul-de-sac in the village of Manor Kilbride. Planning has been granted under planning No. 171391. The site offers full planning permission for a contemporary designed one and a half storey dwelling with a gross floor area of 296 Sq. m/ 3,187 Sq. ft. Planning permission was granted on the 03/07/2018. This offers an outstanding opportunity for someone to put their own stamp on a property.





FRONT (SOUTH WEST) ELEVATION

SCALE - 1:100



REAR (NORTH EAST) ELEVATION

SCALE - 1:100

NOTE:
TO ALL UNITS: BRICKS, VULCANITE, ROCKWOOL, 100mm EPS INSULATION AND COATED FLASHING AND ALL OTHER MATERIALS SHALL REQUIRE PLANNING TO ENTER THE SCOPE OF WORK

ROOF CONSTRUCTION
GRC / FRGRC ROOF FINISH WITH STRONG BEAM TO ARCHITECTS APPROVAL

MANHOLE GOODS TO ARCHITECTS APPROVAL

ZINC FLASHING AS DIRECTED TO ARCHITECTS APPROVAL ON SITE

WALL CONSTRUCTION
Cavity walls with 100mm block outer leaf with cavity containing PIR insulation to meet current TGD PART L requirements & 100mm block inner leaf partial stone & sap finish / pebble dash plaster with off white or grey plaster finish to exterior with selected stone brick to exterior walls as directed

DOUBLE / TRIPLE GLAZED UPVC / HARDWOOD WINDOWS TO MEET CURRENT TGD REQUIREMENTS TO ARCHITECTS APPROVAL WITH PERMANENTS INCORPORATED

FLOOR CONSTRUCTION
100mm POWER FLAATED CONCRETE SLAB 100mm REINFORCED CONCRETE SLAB ON SELECTED RIGID UNDERFLOOR INSULATION TO MEET CURRENT TGD PART L REQUIREMENTS TO THE ENTIRE GROUND FLOOR AREA & 100mm RIGID INSULATION TO SUB FLOOR ON 100mm SLAB DPM / RAISON MEMBRANE ON BLENDED HARDWARE TO BE COMPACTED IN LAYERS OF 225mm MIN



SIDE (NORTH WEST) ELEVATION
SCALE - 1:100

W
2

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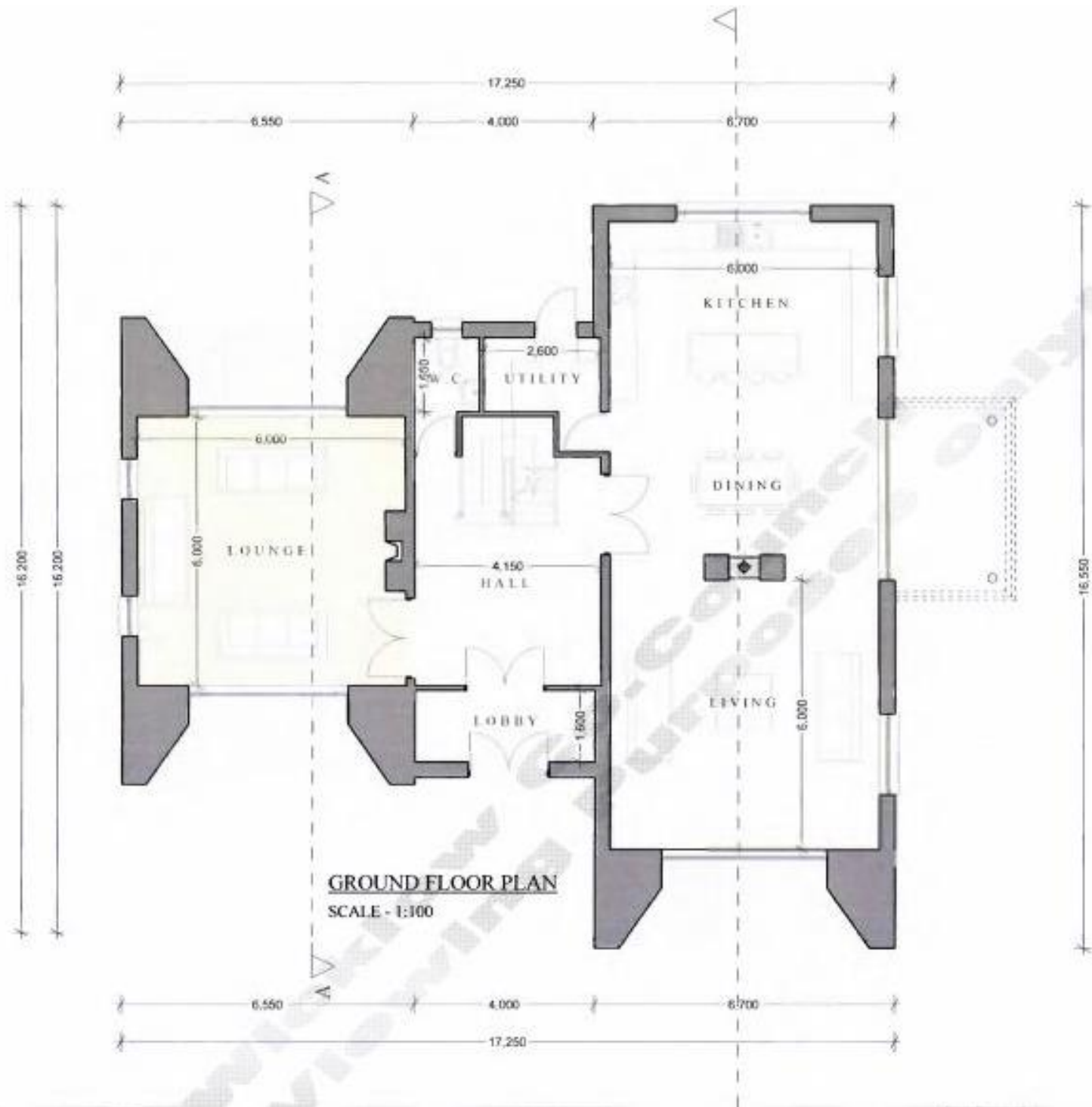
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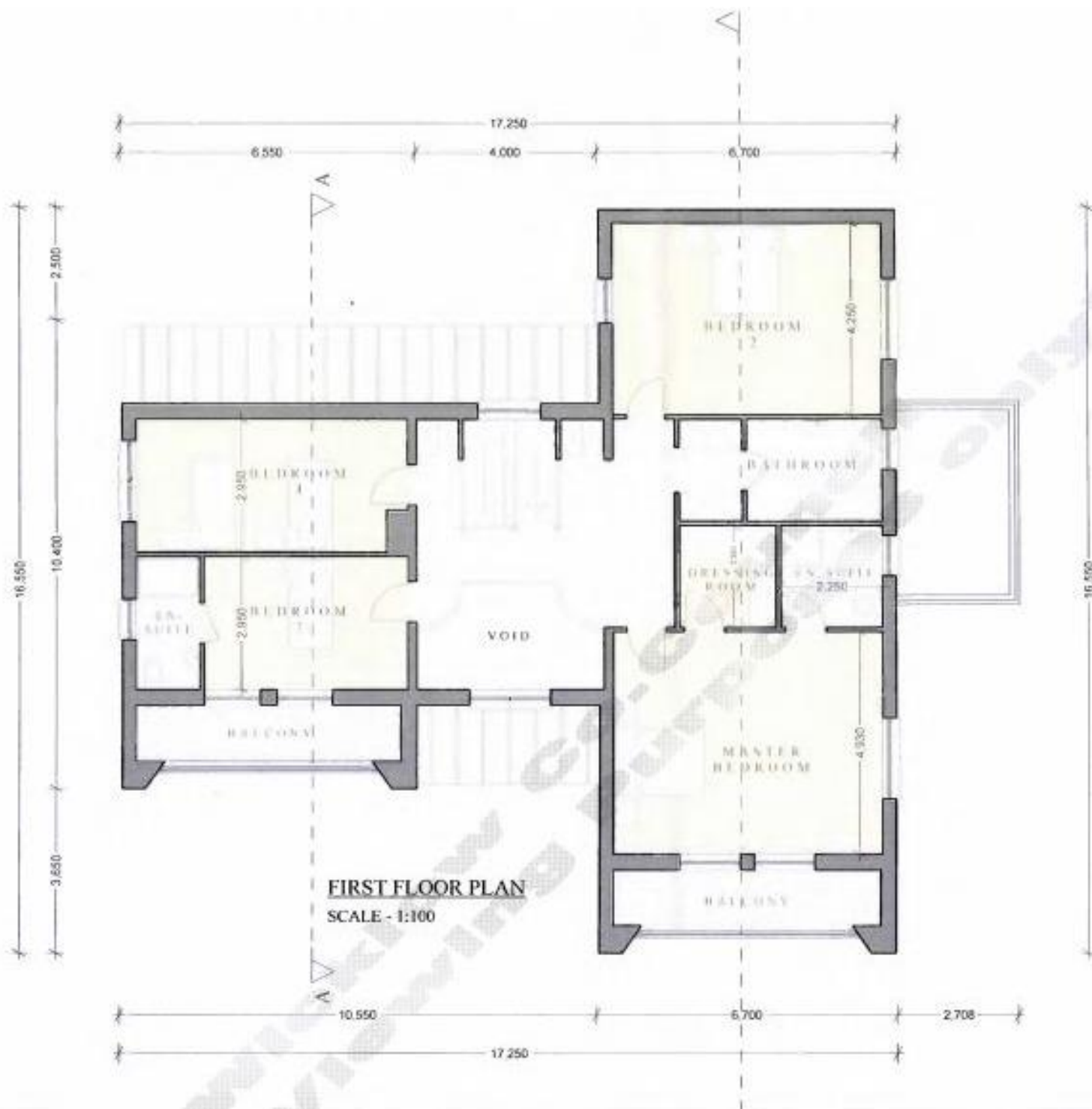
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SIDE (SOUTH EAST) ELEVATION
SCALE - 1:100





SELLING AGENT:

J.P. & M. Doyle,
105 Terenure Road East,
Dublin 6,
D06 X029

Price Region: €249,000

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Email:
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