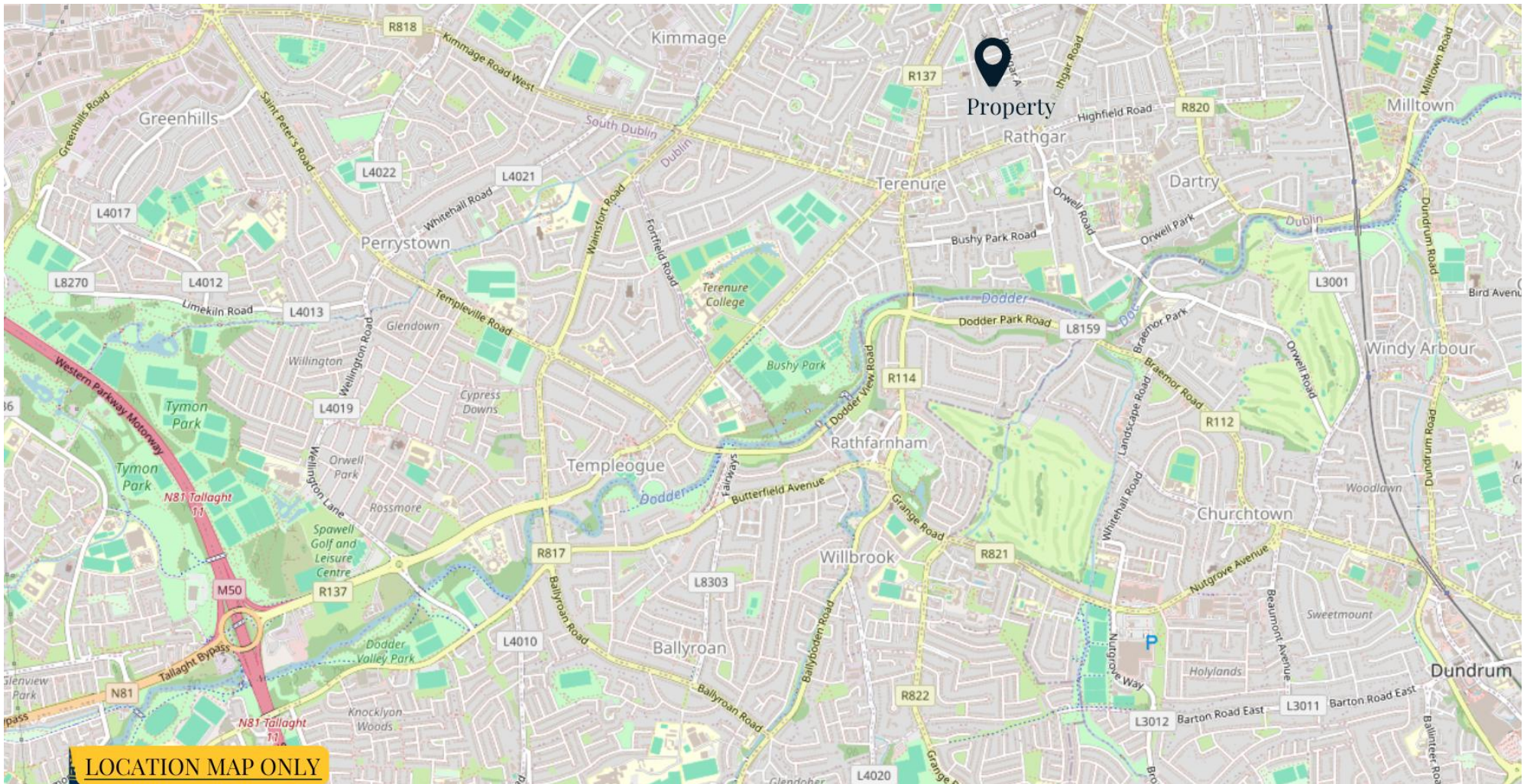


MEWS SITE WITH FULL PLANNING
PERMISSION.
45 RATHGAR AVENUE,
RATHGAR.



LOCATION

Situated fronting Rathgar Avenue, within walking distance of Rathgar village with its wide selection of shops, restaurants and bars, beside schools, bus routes, sports facilities, parks and other amenities. The property is convenient to Dundrum Town Centre, the city centre and the M50.



DESCRIPTION

An excellent opportunity to acquire a Ready To go site with Full planning for a detached new House, situated in this mature area fronting Rathgar Avenue and adjacent the villages of Rathmines and Rathgar. Full approval has been granted (Planning Authority Reference WEB1095/24 and ABP Case Number ABP- 319521-24) for this splendid detached two storey mews house of c. 47.6 sq.m, featuring a leading edge custom design to produce a spacious and bright living space offering a most unique and private house within the heart of Dublin 6.

Planning permission is granted for the demolition of the existing garage and the erection of a two-storey mews style dwelling. The proposed dwelling incorporates a Juliet balcony at first floor level on the Rathgar Avenue elevation in addition to a small area of open space to the front, concealed behind the boundary wall. The roof, front, and rear facades of the dwelling would be clad in seamed metal cladding, and the gables would be rendered.



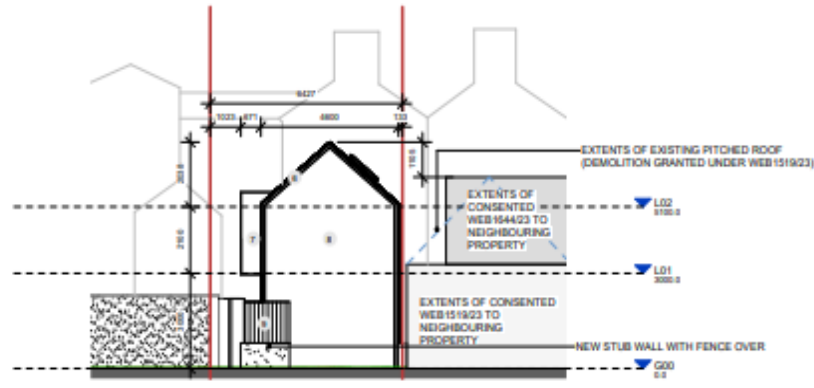


① SOUTH ELEVATION - PROPOSED
1 : 100

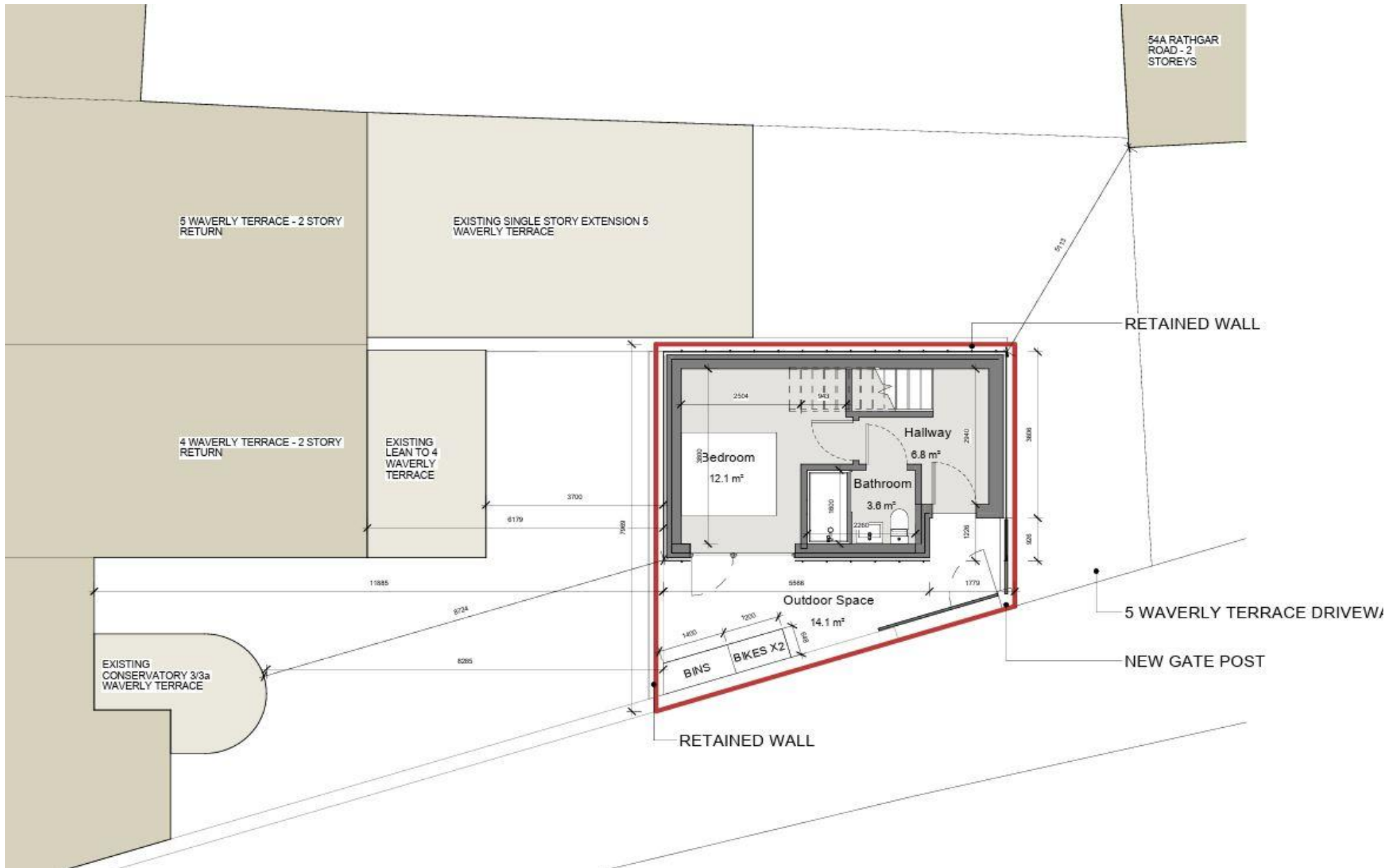
⑤ SOUTH ELEVATION - PROPOSED COURTYARD
1 : 100

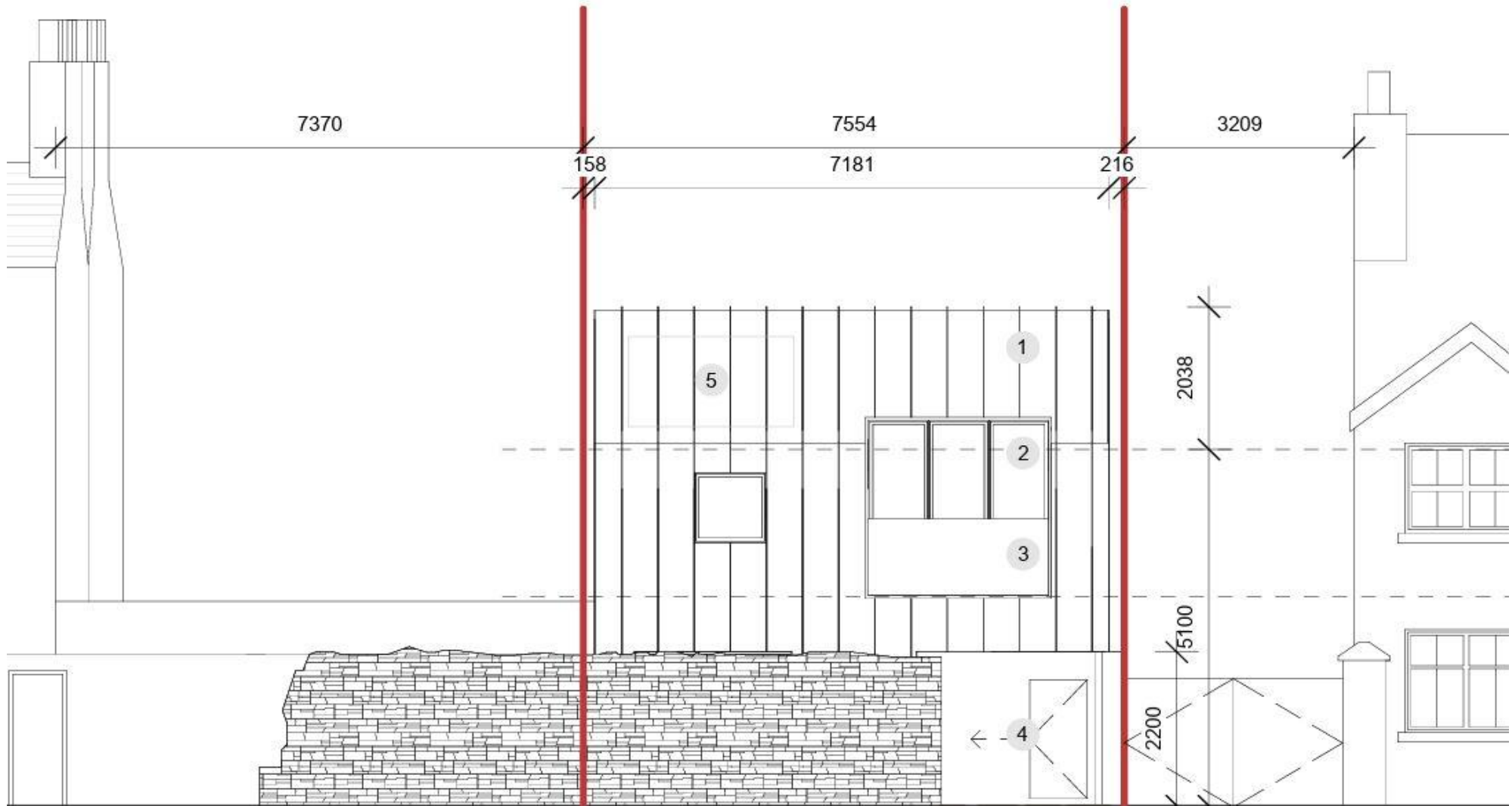


② WEST ELEVATION - PROPOSED
1 : 100



③ EAST ELEVATION - PROPOSED
1 : 100





FOR SALE BY PRIVATE TREATY

GUIDE PRICE: €225,000

AGENT:

J. P. & M. Doyle Ltd.

105 Terenure Road East,
Dublin 6
D06 XD29

CONTACT US:

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Email: enquiries@jpmdoyle.ie

PSRA: 002264



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