

BROOKSHANE

Superior Residence On C. 1 Acre
With Development Potential

Rathcoole | Co. Dublin | D24 XH60

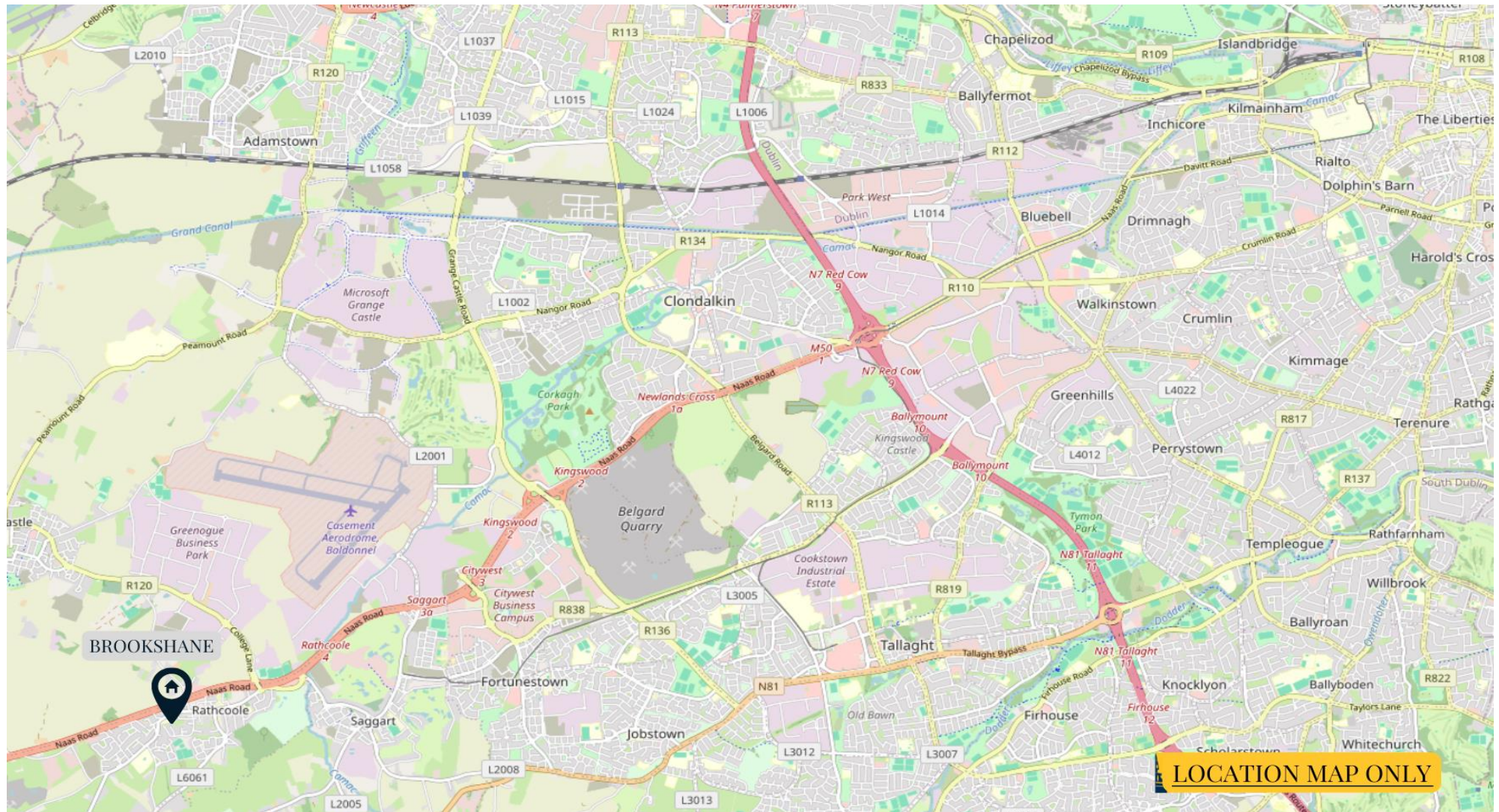
LOCATION MAP ONLY

BROOKSHANE ON C. 1 ACRE

BLACKTHORN HILL CLOSE

LOCATION

Located in the fronting the School Road, Rathcoole within walking distance of the village centre and all amenities including local bars, shops, schools, Avoca and Rathcoole Park along with a host of bus routes, the N7 and M50 road networks, the location is truly next to none.



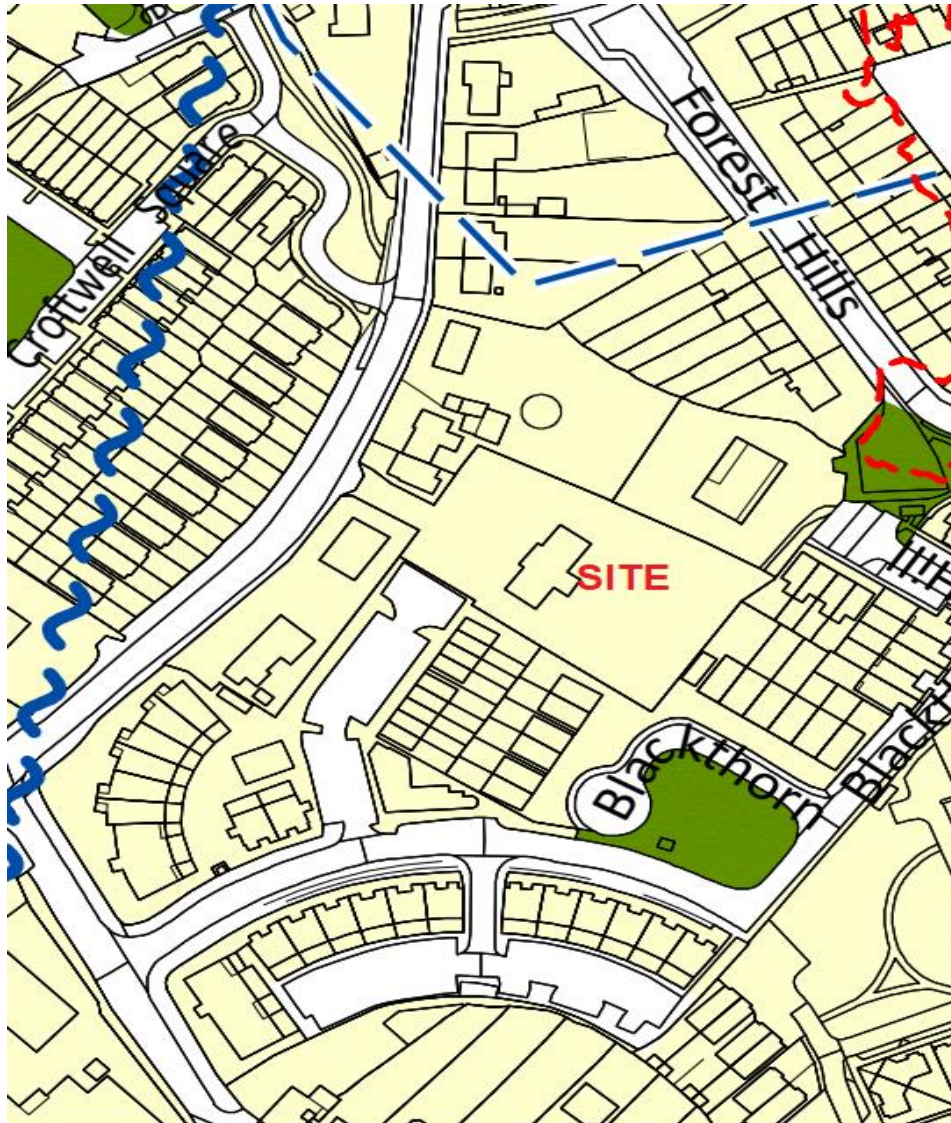


The property comprises of a superior detached bungalow finished to a high standard in this most sought-after location. The house extends to c. 254 Square Metres / 2,734 Square Feet and laid out in Hall, Sitting Room, Living Room, Kitchen, Drawing Room/ Conservatory, Utility, Study, two Bathrooms, five Bedrooms with Master Ensuite and attached Garage.

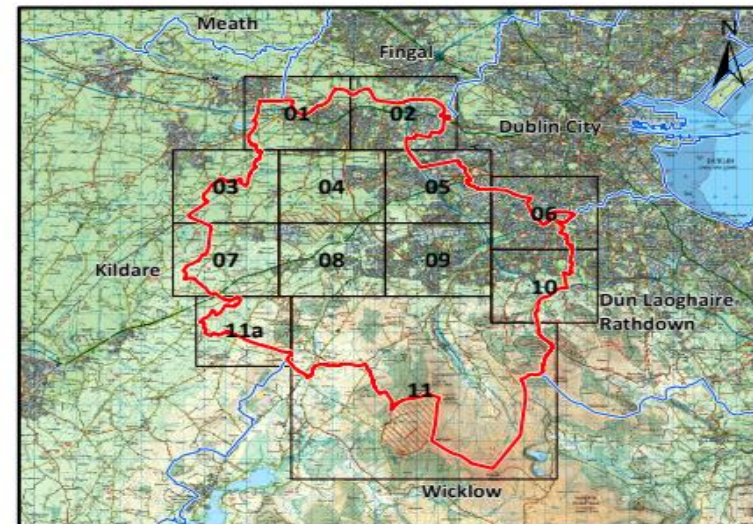
The overall site extends to c 1 Acre/ 0.4 Hectare and is zoned for Residential Development in the South Dublin Development plan and offers obvious future development potential.



The entire Site is Shown as Zoned Objective RES on the South Dublin Development Plan 2022-2025 to protect and/or improve residential amenity, which offers potential for future development of the entire site or retention of the existing house and development of the gardens (Subject to planning consent being forthcoming)



South Dublin 2022-2028 County Development Plan



Use Zoning Objectives

Objective RES	To protect and/or improve residential amenity
Objective RES-N	To provide for new residential communities in accordance with approved area plans
Objective REGEN	To facilitate enterprise and/or residential-led regeneration subject to a development framework or plan for the area incorporating phasing and infrastructure delivery.
Objective TC	To protect, improve and provide for the future development of Town Centres
Objective MRC	To protect, improve and provide for the future development of a Major Retail Centre
Objective DC	To protect, improve and provide for the future development of District Centres
Objective VC	To protect, improve and provide for the future development of Village Centres



























GROUND FLOOR PLAN

For Illustration Purposes Only, Not To Scale

FOR SALE BY PRIVATE TREATY

GUIDE PRICE:

€1,100,000

BER: (118578939)



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