

For Sale by Private Treaty

## Site At Moneygourney, Douglas, Cork

For Identification Purposes Only



If you ever wanted to build your dream house then this is the opportunity for you. Extending to 0.36 acres this relatively level and regular shaped site has full planning permission for a detached 2 storey house of 4250 sq ft. The planning was granted in May 2020 under Ref 20/39283 and the design is fresh and modern with plenty of light and space.

Nestled quietly off the Moneygourney Road, this site forms part of an intimate cul-de-sac of exclusive detached homes with mature planting to the rear. It offers all the benefits of a small housing development as well as the joy of building a unique superior home tailored exactly to your needs.

Moneygourney is situated 3km south of Douglas Village and is well serviced by the many amenities of Rochestown including primary schools, sports clubs and amenity areas such as Garryduff Woods. Good public transport can be found within 250m and the link road network within 1.5km.

### PLANNING REF:

**20/39283**

**DETACHED**

**6 BED— 6 BATH**

**395sqm/4,252sqft**

**GARDEN STORE AREA**

**23sqm/248sqft**

**Viewings Strictly By Appointment**

**Agent:** Jackie Cohalan  
**Phone:** 087 6427555





#### Schedule of Areas:

FF Area: 165 sq. m. / 1776 Sq. Ft.  
GF Area: 230 sq. m. / 2476 Sq. Ft.

House Area: 395 sq. m. / 4252 Sq. Ft.  
Garden Store Area: 23 sq. m. / 248 Sq. Ft.

Total Works: 418 sq.m / 4500 Sq. Ft.

REV:	DESCRIPTION:	DATE
-	DRAFT	10/04/2020
A	DRAFT	15/04/2020

**SIMPLY ARCHITECTURE**

PROJECT:  
Moneygurney House

CLIENT  
Nichola Dunne &  
Glenn Fitzpatrick

DATE  
APR 2020

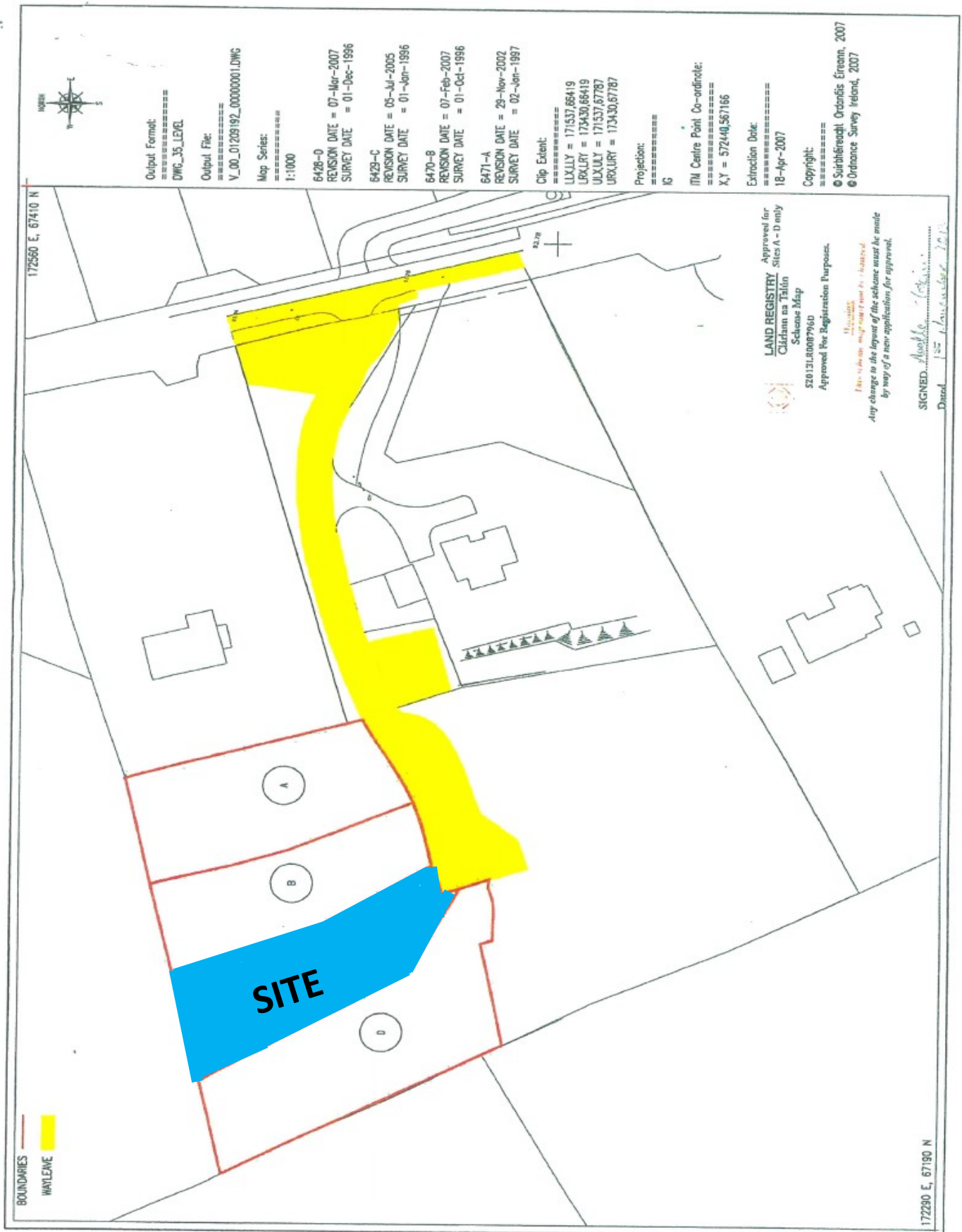
SCALE  
1:100 at A3

Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they are, give notice that:

- (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract,
- (ii) no person in the employment of Messrs. Cohalan Downing has authority to make or give any representation or warranty whatever in relation to the property.



# LOCATION/SITE MAP (For Identification Purposes Only)



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