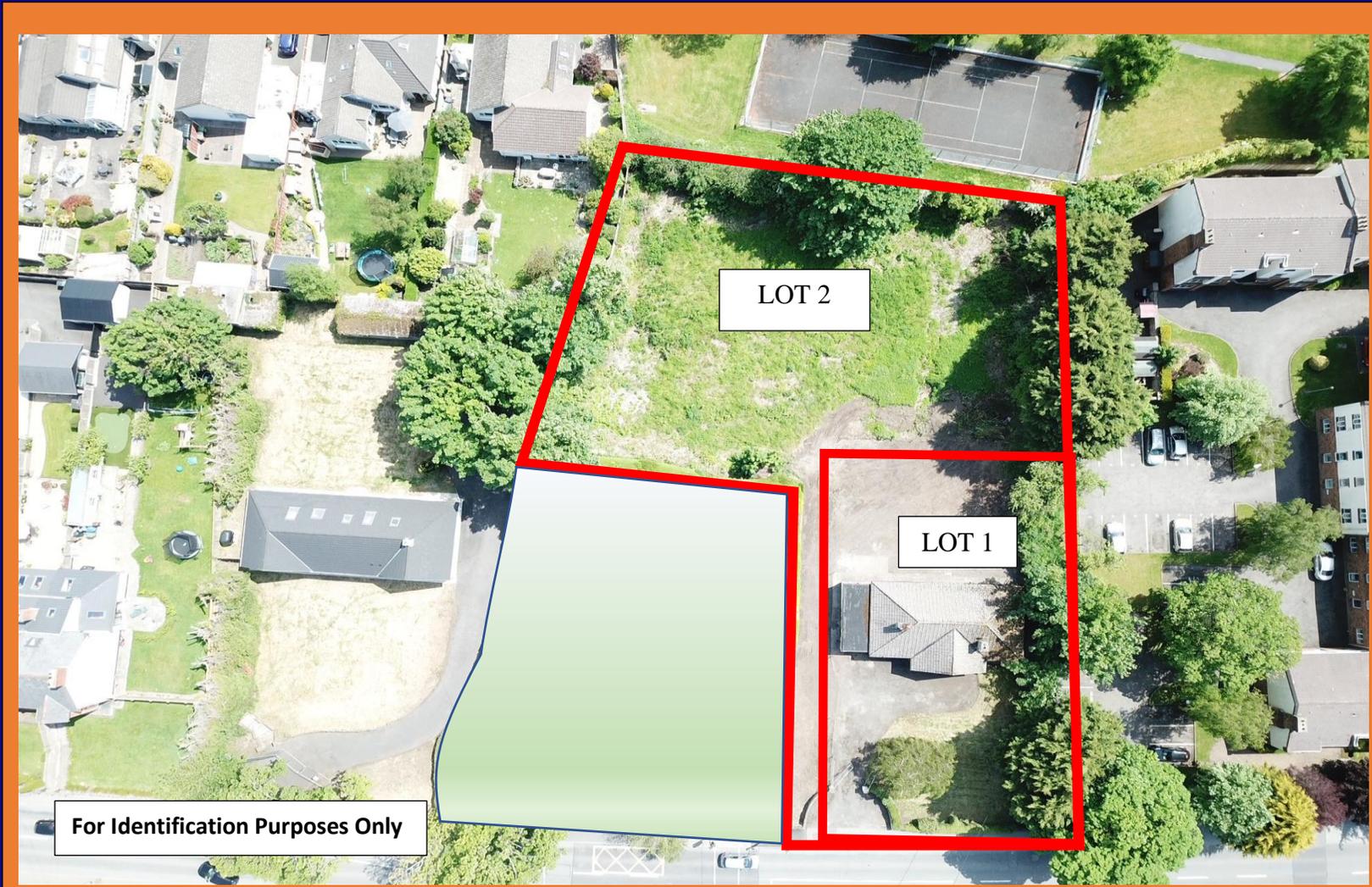


# DALEMOUNT, DUBLIN ROAD, NAAS, CO. KILDARE, W91 PF8K

**FOR SALE BY ONLINE AUCTION**



**DETACHED BUNGALOW ON  
C. ¼ ACRE IN LOTS:**

**Lot 1: Detached Bungalow on  
c. ¼ Acre**

**Lot 2: c. ½ Acre with F.P.P. for  
Bungalow, Double Garage &  
Office**

**For Sale By Online Auction  
On Thursday 8<sup>th</sup> July 2021**

**Lot 1: 12.00 noon**

**Lot 2: 1.00 pm**

**Using Offr.io**

**(unless previously sold)**



**TREMENDOUS DEVELOPMENT OPPORTUNITY ON  
C. ¾ ACRE – Detached Bungalow & FPP for Another Residence**



**PSRA Reg. No. 001536**

## FOR SALE BY PUBLIC AUCTION

**Dalemount, Dublin Road, Naas,  
Co. Kildare, W91 PF8K**

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### DESCRIPTION:

Dalemount is a detached bungalow on c. ¾ Acre site on the Dublin Road in Naas opposite Naas Tennis Club only a short walk from the Town Centre. The property is being sold in 2 lots:

**Lot 1:** Detached 1,540 sq.ft. bungalow on c. ¼ acre with full planning permission to extend to c. 2,000 sq.ft. with garage to rear. (Planning Ref: 209).

**Lot 2:** c. ½ Acre Site with full planning permission for c. 2,766 sq.ft. bungalow with detached double garage and home office c. 775 sq.ft. (Planning Ref: 208).

Situated in a superb location within walking distance of all the amenities: shops, schools, pubs, restaurants, etc. Tremendous opportunity to build a house to your own specification.

Excellent transportation links to the Capital with bus route on Dublin Road, M7 Motorway access at Junction 9 and Train Service from Sallins Station direct to City Centre (Heuston or Grand Canal Dock).

### ZONING:

The property is zoned "Existing/Infill Residential" under the current Local Area Plan.

**BER:** G

### ACCOMMODATION:

**Porch** 1.18m x 1.75m  
With tiled floor.

**Hall** 4.8m x 1.8m

**Sittingroom** 5.22m x 4.44m  
Tiled fireplace.

**Kitchen** 4.04m x 3.83m  
Tiled floor, plumbed, s.s. sink and fitted presses.

**Garage** 3.04m x 7.75m

**Bedroom 1** 3.8m x 3.6m  
With built in closet.

**Bedroom 2** 3.95m x 3.56m  
With built in closet.

**Bedroom 3** 4.8m x 2.74m  
With built in closet.

**Bedroom 4** 4.25m x 3.28m  
With w.c., w.h.b., electric shower, tiled floor and surround.

**Shower room**  
With w.c., w.h.b., electric shower, tiled floor and surround.

### SERVICES:

**Lot 1:** We understand mains water, drainage and electricity are available on site.

**Lot 2:** We understand all mains services are available in the vicinity but interested parties will need to satisfy themselves as to the location and availability of same.

### SOLICITOR:

Tony Reynolds, 4/5 St. Mary's Terrace, Dunboyne, Co. Meath. Tel: 01 8252630

### FEATURES:

- \* Full Planning Permission Ready to Go
- \* Superb sought after location
- \* Short walk from Town Centre
- \* Excellent transportation links closeby
- \* Great opportunity to construct/renovate your own home
- \* Oil fired central heating
- \* 9 ft ceilings in residence
- \* Tarmac drive
- \* Mature trees and hedges

### GUIDE PRICE:

**LOT 1:** €375,000 - Detached Bungalow on c. ¼ Acre with full planning permission for extension and garage.

**LOT 2:** €275,000 – c. ½ Acre Site with FPP for Detached Bungalow, Double Garage and Home Office.

### CONTACT:

Liam Hargaden, T: 045-433550, M: 086 256 9750  
E: [liam@jordancs.ie](mailto:liam@jordancs.ie)



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