

FOR SALE

BY PRIVATE TREATY

12 St. Brigids Cottages
Old Naas Road
Dublin 22



Site for Sale
Site c. 0.5 acre/Cottage c.465sq.ft/43.1sq.m

BER TBC

Price: €299,950

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DESCRIPTION

RAY COOKE AUCTIONEERS proudly introduce this magnificent DEVELOPMENT OPPORTUNITY to the market at St. Brigids Cottages, Dublin 22. Tucked away within a quaint cul de sac just off the Naas Road and with the M50 Motorway and The Red Cow Luas Stop within arm's reach, the location is truly next to none.

The semi-detached brick fronted cottage dates back to the early 1900's and needs complete refurbishment throughout. It is enviably positioned on an imposing site of c. 0.5 acres and many of the neighbouring properties have developed their site to include a luxury detached property to the rear. No. 12 gives one keen developer the opportunity to build a new property along with refurbishing the existing cottage (all subject to necessary planning permission). Call Ray Cooke Auctioneers for further information or to arrange viewing.

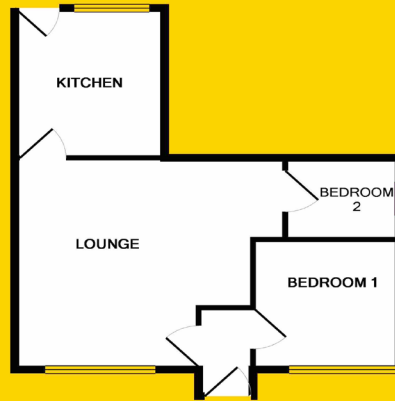
FEATURES

- MAGNIFICENT DEVELOPMENT OPPORTUNITY
- Total site c. 0.5 acre
- Cottage c. 465 sq ft
- Ideally tucked away just off Naas Road
- M50 Motorway & The Luas within arm's reach
- Original cottage dating back to early 1900's and needing complete refurbishment
- Opportunity to build new property + refurbish existing cottage (subject to necessary planning permission)





FLOOR PLANS



DIRECTIONS

If travelling on N7 towards Naas, exit at Newlands Cross, turn right and go back on yourself towards City Centre. Stay left at The Louis Fitzgerald Hotel, pass the hotel, and turn left onto St. Brigids Cottages. No. 12 can be found on the left hand side.

VIEWING

Viewings are strictly by appointment only. We are available for viewings during the day, in the evenings and also at the weekend so we are always available at a time to suit you.

LOCATION



NEGOTIATOR

Ross McHugh and he can be contacted on **01 40 30 720 or 087 136 8084.**

Alternatively you can send an email to ross@raycooke.ie and we will contact you.

MORTGAGES

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- Choice of Lenders

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

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