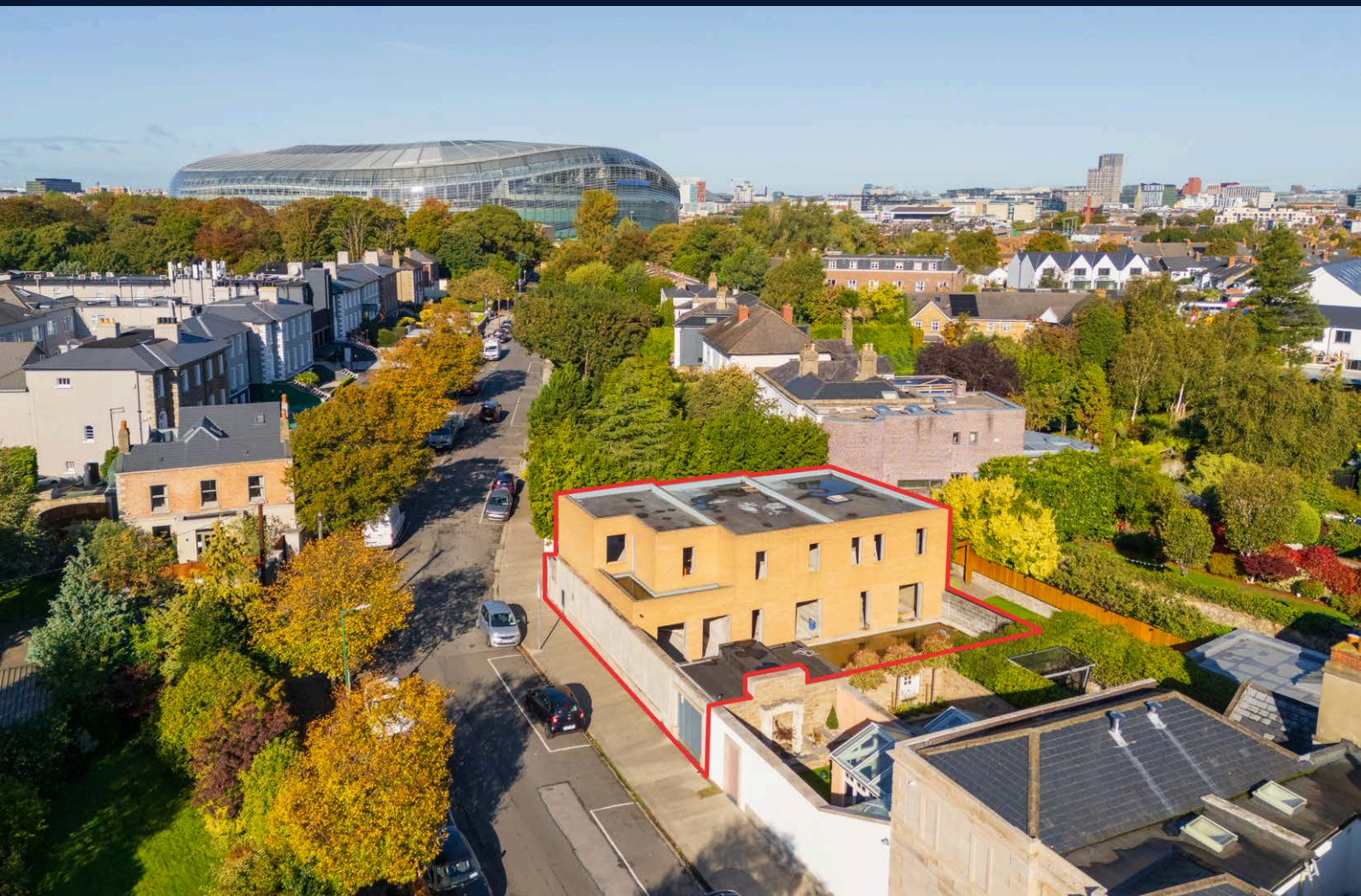


DEVELOPMENT OPPORTUNITY

Three Substantially Completed Mews Houses with a Fully Operational Basement Car Park

3 Mews Houses & Underground Garage, Herbert Road, Dublin 4



- Three substantially completed mews houses in Dublin 4.
- Prime Dublin 4 location on Herbert Road, close to the junction with Tritonville Road.
- Approved accommodation comprising three mews houses.
- Operational basement parking and car lift in place extending to approximately 128 sq.m.
- Opportunity to complete and deliver three high-quality homes in one of Dublin's most established residential locations.



CGI - for illustration purposes only

LOCATION

The property is situated on Herbert Road, close to the junction with Tritonville Road, in Dublin 4.

Sandymount is one of Dublin's most established residential neighbourhoods and remains one of the capital's most desirable locations for owner occupiers. Sandymount Village is within a short walk and offers an excellent range of cafés, restaurants, shops and everyday amenities.

[CHECK HERE TO VIEW ON GOOGLE MAPS](#)

The Aviva Stadium, Lansdowne Road DART Station, Ballsbridge and the RDS are all within walking distance, while Grand Canal Dock, Dublin's principal technology and financial services district, is easily accessible. Dublin City Centre is located less than 3km from the property.

The location benefits from a combination of established residential character, excellent transport connectivity and proximity to major employment centres. As a result, Dublin 4 continues to experience strong demand for high-quality residential accommodation while opportunities to deliver new homes remain limited.

THE OPPORTUNITY

Herbert Mews comprises a substantially completed residential development on Herbert Road, Dublin 4, offering the benefit of significant completed construction works already in place.

The development comprises three two-storey over basement mews houses, with a combined gross floor area of approximately 381 sq.m. (4,101 sq.ft.). The approved accommodation consists of one house extending to 109 sq.m. and two houses extending to 134 sq.m. and 138 sq.m. respectively.

Each house features open-plan kitchen, dining and living accommodation at ground floor level, with bedroom and bathroom accommodation at first floor level and additional basement space. The houses benefit from private rear gardens, providing valuable private outdoor space in this prime Dublin 4 location.



CGI - for illustration purposes only

PLANNING

Planning permission has been granted for the retention and completion of three terraced mews houses together with associated site works and basement parking accommodation. The approved scheme comprises:

Unit No.	Description
1	Mews house extending to approximately 109 sq.m & 35 sq.m of private open space
2	Mews house extending to approximately 134 sq.m & 39 sq.m of private open space
3	Mews house extending to approximately 138 sq.m & 48 sq.m of private open space

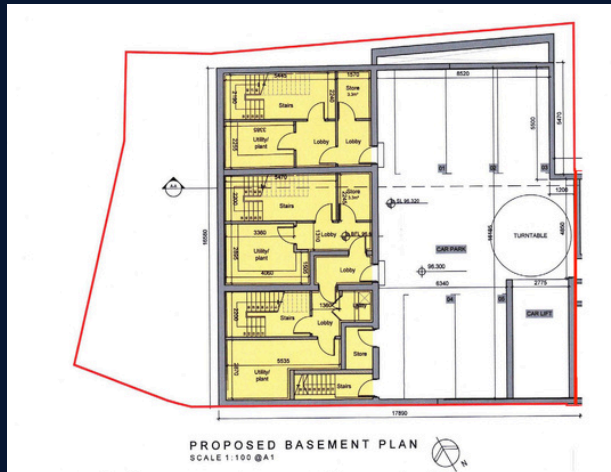
BASEMENT PARKING

The development benefits from a substantial common basement parking area extending to approximately 128 sq.m., accessed via a fully operational car lift and vehicle turntable. The basement incorporates five car parking spaces, together with associated storage and plant areas.

The basement and associated parking infrastructure represent a significant element of the overall development and provide a purchaser with the benefit of substantial completed construction works already in place.



FLOOR PLANS



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Further Information

Title
Freehold

Viewings
By appointment with the selling agents

Contact



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Conditions to be Noted

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