

# Development Site

**Coonan**  
PROPERTY



## Approx. 1 acre (0.4 ha) Bohernabreena, Dublin 24

### Zoned Residential Land

- Prime development site approx 1 acre (0.4 ha) in Bohernabreena south county Dublin
- Suitable for range of uses
- Zoned as Residential Use in South County Dublin Development Plan 2023-2029
- Ideally located near the Dublin mountains but maintains convenience of the M50 motorway and local amenities

M50 motorway 3km, N7 8km, Dublin airport 32km

Development Site  
approx. 1 acre  
(0.4 ha)

Guide Price:  
**€750,000**

Private Treaty

# Description

**Coonan**  
PROPERTY

## Zoning :

The site is currently zoned as 'RES – N' under the South Dublin County Development Plan 2022-2028. The objective of which is to provide for new residential communities in accordance with approved area plans.

## Planning:

There are no planning permission on the lands

## Additional Information:

- Prime development lands
- Close to Old Bawn Neighbourhood Centre
- Adjacent to all amenities
- 3km from M50
- Ideal for residential development



# Location

**Coonan**  
PROPERTY

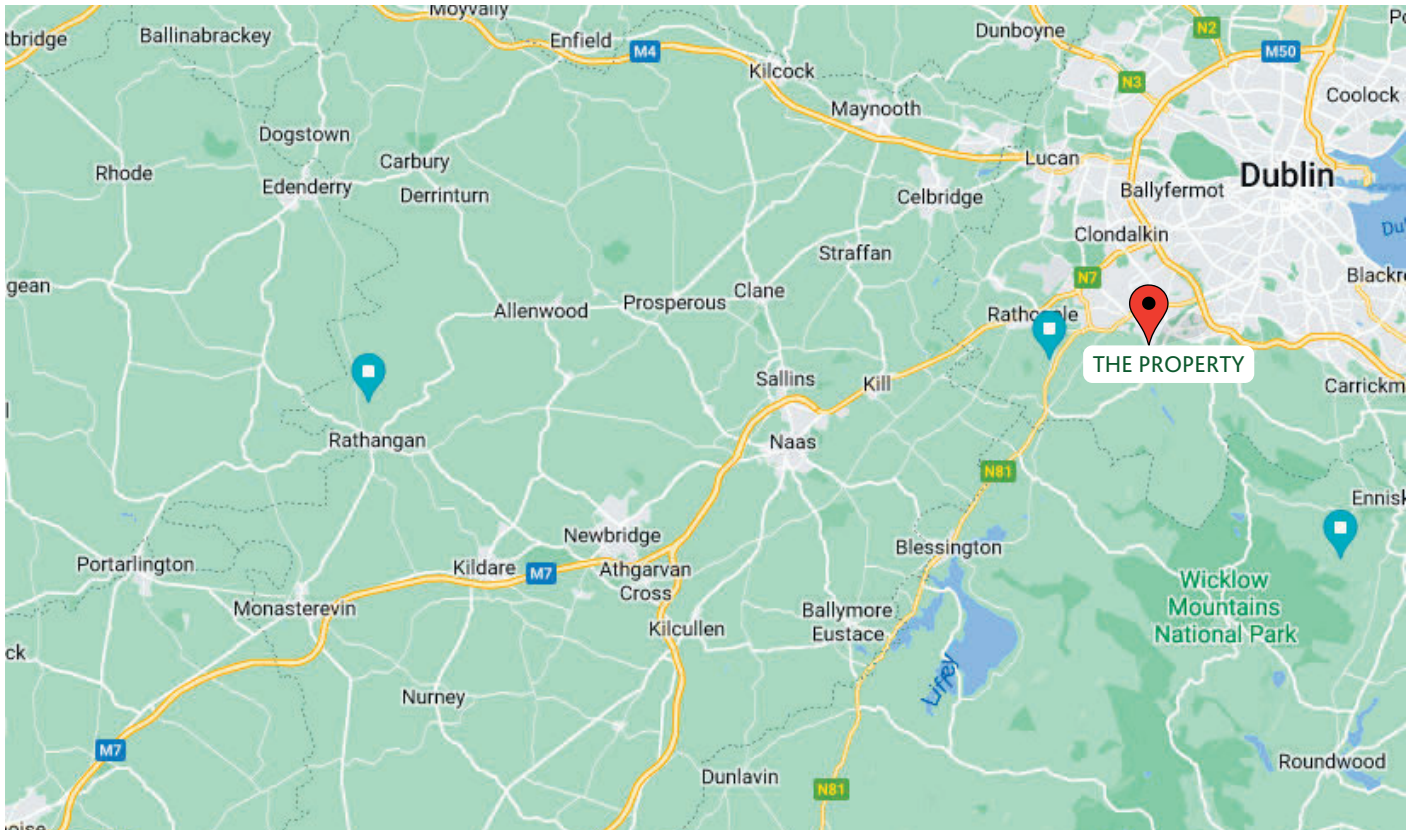
This site is ideally located for residential development on the Bohernabreena Road. This site benefits from its close proximity to local amenities including sports clubs, schools and retail outlets. While being close to the greater Dublin city amenities, this site is also situated just on the doorstep of the Dublin mountains, providing a perfect combination of city and countryside living.

This site is close to the Old Bawn, Tallaght, providing a wealth of amenities in the surrounding area such as a community centre, shopping centre and eateries. Further afield, but still within easy reach are the services of Firhouse and Tallaght. Amenities such as Tallaght University Hospital are only 10 minutes drive away.

A range of outdoor experiences surround the property, with Kiltipper Park, Bohernabreena Reservoir Park and a local Pitch and Putt club close by to name just a few.

# Directions

**Coonan**  
PROPERTY



## Directions:

From M50 Northbound Junction 12, continue along R113 St Colmcille's Way and merge onto Killiney Road. Continue for approx. 1.5km and take left turn for R114. From here take the turn for the Bohernabreena Road after approx. 550m and the property is on the left-hand side, identified by a For Sale sign.

**Coonan**  
PROPERTY

Contact Details  
Philip Byrne  
T: 01 628 6128  
E: philipb@coonan.com

## Viewing:

By appointment only at any reasonable hour.



The above particulars are issued by Coonan Property on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and the firm do not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors for consideration but the contents of this brochure shall not be deemed to form the basis of any contract subsequently entered into. The vendor or lessor do not make, give or imply nor is Coonan Property or its staff authorised to make, give or imply any representation or warranty whatsoever in respect of this property. From time to time the Coonan Property may email you information about services available within the Group that we think may be of interest to you. If you do not wish to receive such emails simply forward this email with "Opt out" in the subject line to info@coonan.com

coonan.com