

Shop with Residential Accommodation 22 Willow Road Dundrum Dublin 16

Freehold retail premises with overhead residential accommodation and off street parking to front, laneway to garage and storage sheds to rear. The property offers excellent potential as an owner occupier building or investment. Potential to convert ground floor retail back to residential and further extend to the rear of the property subject to the necessary planning permission The property is in excellent condition extending to c.2,255sq.ft. The ground floor comprises retail shop, kitchen, living room, hall to first floor, bedroom, living room, kitchen, bathroom, separate w.c. and return stairs to attic room and store room. Viewing is strictly by appointment only.



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Ground Floor:

Retail Area	L shaped 39'3" x 15'0" and 13'4" x 7'10
Living room/ Kitchen	27'4" x 13'5" with fireplace, fitted units in kitchen and door to Garden patio area.
Store rooms	1. 20'0 x 9.9 2. 10'9" x 5'5" 3. 4'0" x 5'5
Garage	20'6" x 8'8"



First Floor:

Bedroom	12'8" x 9'8" with built in wardrobes.
Living room	15'2" x 13'8"
Kitchen	15'0" x 13'0" with modern fitted units, plumbed for washing machine, dish washer
Bathroom	7'7" x 5'5" with bath, electric shower, w.h.b. tiled. Separate w.c.







Landing: Stairs to attic room room 12'2" x 10'0" 12'7" x 17'7" with door to store Attic room: Some Features Central location • Double Glazed PVC windows. Excellent condition • Excellent potential to extend subject Gas central heating to the necessary planning permission. • Rear Access to Garage and stores. • Off street parking Total Area: c.2,255 sq.ft. (c.209sq.m.) **Viewing:** By appointment only. **Rates:** c. €3,900 p.a. Negotiator: Paul McCourtney, MIPAV, REV, MCEI. PSRA licence No. 001006-001018 B.E.R. B.E.R. No. EPI: kWh/m²/yr Asking Price: Region €450,000

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