

# 1 HIGHFIELD ROAD & 8B SUNBURY GARDENS, DARTRY

DUBLIN 6



1 HIGHFIELD ROAD, RATHGAR  
&  
8B SUNBURY GARDENS, DARTRY  
**DUBLIN 6**

**1 Highfield Road, Rathgar, Dublin 6**

***Lucrative Guest House as a going concern and/or  
Development opportunity subject to necessary planning  
permission.***

Currently run as a 23 bedroom detached guest house, this fine property comprises of approximately 830 sq. mtrs / 8,933 sq. ft. over three floors and sits on a plot of approximately 0.38 acres which is made up with generous car parking to the front and walled lawned gardens to the rear. The property as well as being a lucrative cash generating business shows considerable potential for conversion or redevelopment to luxury apartments or other venture subject to the relevant planning permissions.

Situated in a pivotal position at the junction of Highfield Road, Upper Rathmines Road and Dartry Road close to both the villages of Rathgar and Rathmines and the all-important LUAS connection at Cowper Road.

**\* Zoned Z2 To protect and/or improve the amenities of residential conservation areas\***

**Open for Consideration:**

- **Boutique Hotel**
- **Quality Restaurant**
- **Nursing Home**
- **Language School**





Howth Head

Killiney Hill

Cowper LUAS

Milltown LUAS

Brookfield Tennis Club

Trinity Hall

Temple Rd

Rathmines Rd Upper



**The Beeches, 8B Sunbury Gardens, Dartry,  
Dublin 6**

**Ready to go 6 x Apartment site  
Planning Ref: 3064/09S**

This property on Sunbury Gardens backs onto the rear of Ardagh House. Detached brick built family residence on approximately 0.25 acres the accommodation comprises approximately 171 sq.mtrs /1840 sq. ft. with 4 bedroom (master en-suite), family bathroom, 2 receptions, kitchen/breakfast room with parking and gardens to the front and lawned garden to the rear. This property has a ready to go planning permission for six apartments.

Set on a quiet Victorian residential square, with access to communal pleasure gardens, just off Dartry Road at it's junction with Temple Road, close to local special shops and within easy reach of Rathgar and Rathmines villages and close to both Milltown and Cowper LUAS stations.

**Planning Permission Granted For:**

**Ground floor:** 2 Bed 116 sq.m + 2 Bed 125 sq m

**First Floor:** 2 Bed 112 sq.m + 2 Bed 111 sq m

**Second Floor:** 2 Bed 104 sq m + 2 Bed 99.25 sq m

**\*Zoned Z1 To protect and improve residential amenities\***

# Ardagh House

Ground Floor



First Floor



Second Floor



Third Floor



**Ardagh House:**

**BER:** D1

**BER No:** 800585218

**Energy Performance Indicator:** 681.72

**Approx. Floor Area:** 882.5 sq m / 9,500 sq ft

**The Beeches:**

**BER:** F

**BER No:** 110196078

**Energy Performance Indicator:** 385.76

**Approx. Floor Area:** 167 sq m /1800 sq ft

**Contact:**

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**Development Design Study August 2017 by Shaffrey**

**Associates Architects available on request**

The Beeches, 8B Sunbury Gardens, Dartry, Dublin 6

**Ground Floor**



**First Floor**



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