

READY TO GO SITE FOR SALE



BOULDERS

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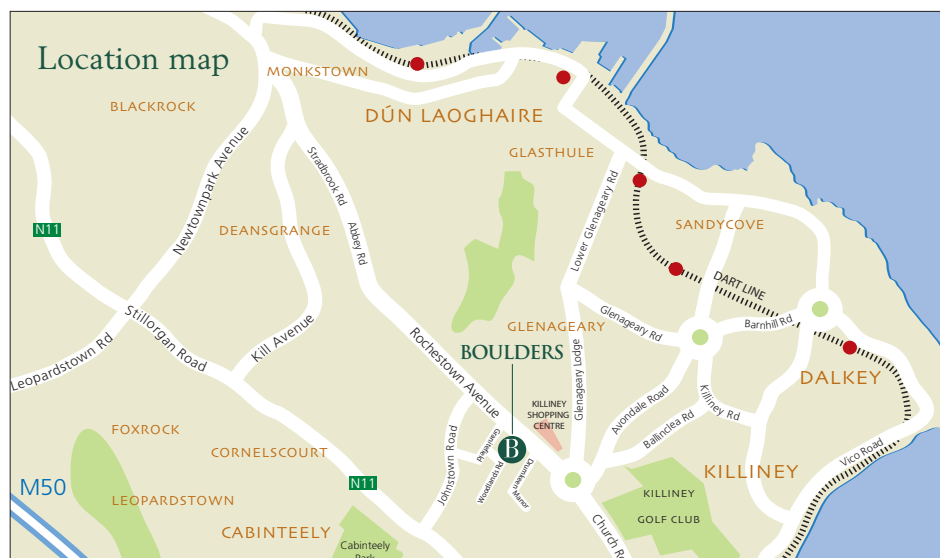


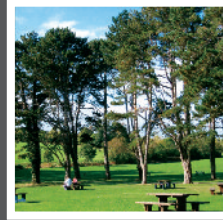
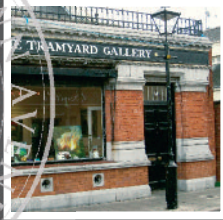
COMPUTER GENERATED IMAGE OF PROPOSED HOUSE No.1

For Sale with
Full Planning Permission for
5 Generous Family Homes.



01 6600333





BOULDERS

READY TO GO SITE OF .29 HECTARES (.7 ACRE) IS OFFERED FOR SALE WITH FULL PLANNING PERMISSION FOR 5 GENEROUS FAMILY HOMES.

Boulders is situated on Rochestown Avenue between the Johnstown Road junction and the Church Road roundabout. The site is zoned objective A - "To protect and/or improve residential amenity". The property briefly comprises the house known as Boulders, which is in disrepair on a wedge shaped site of .29ha.

Boulders is situated in a much sought after, highly regarded residential area close to the Killiney shopping centre. Proximity to Dun Laoghaire, Cabinteely, Killiney and Dalkey are a great advantage as are the wide choice of schools and a great many sport, leisure and social amenities.

There are great transport links with the M50 easily accessed and the nearest LUAS is at Carrickmines approximately 3.5km and Dart at Glenageary is approximately 2.6 km .

There are numerous bus routes available servicing the city centre, Dart Stations and UCD to name but a few.

The planning permission granted is for 5 family houses with the benefit of a very attractive design by Mc Crossan O'Rourke Manning architects. All houses are very generous in size and ideal for the growing family. Garden orientations are south westerly and garden sizes are more generous than most in new developments. All the ingredients for an exclusive and unique development are in place to ensure future success.

High Quality Design

The high quality design of the houses is by leading architect Mc Crossan O'Rourke Manning and comprises one detached and four semi detached homes. The schedule of accommodation is as follows:

Detached house	No.1	4 bed	189 sq.m	(2,034sq.ft)
Semi detached	No 2	5 bed	235 sq.m	(2,529sq.ft)
<i>(very large garden)</i>				
Semi detached	No 3	5 bed	201 sq.m	(2,169sq.ft)
Semi detached	No 4	5 bed	201 sq.m	(2,169sq.ft)
Semi detached	No 5	5 bed	238 sq.m	(2,572sq.ft)
<i>(large garden)</i>				

Zoning

Zoned objective A - "To protect and/or improve residential amenity".

Planning Permission

The Planning reference number is D10A/0293. This planning was granted in February 2011 as an amended planning to planning reference D08A/0079 granted July 2008.

Contact

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