



Site at 19 Glenamuck Cottages,
Glenamuck Road, Dublin 18

 **HUNTERS**
ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agent is delighted to present this superb site with full planning permission to the market, which is in this quiet cul de sac development off Glenamuck Road, enjoying the benefit of a very private and peaceful sylvan location.

This site has full planning permission for a three bedroom, two storey property to the rear of the existing house with new entrance adjacent to the existing house and associated site works. (Planning Ref: D15A/0519). The proposed dwelling would have an overall floor area of c. 191sq.m / 2,055 sq.ft. The accommodation of proposed dwelling consists of entrance hallway leading to kitchen/dining room, living room, t.v room, shower room, boot room and office. Upstairs comprises three double bedrooms, bathroom and linen storage. The proposed ground floor level will be finished by brick or rendered blockwork and the first floor level will be timber cladding on timber frame construction.

Glenamuck Cottages is within close proximity of Foxrock, Kilternan and Stepside villages offering various specialist shops, cafes, restaurants and Carrickmines Retail Park enjoying a variety of retail outlets. Sporting enthusiasts can avail of local amenities at Carrickmines Lawn Tennis Club, Leopardstown Racecourse, Foxrock Golf Club, Leopardstown Golf Centre, Wayside Football Club and Westwood Gym, with marine activities in nearby Dun Laoghaire. Some of Dublin's finest primary and secondary schools and colleges are within easy reach including St Brigid's and Our Lady of the Wayside national schools, Loreto College Foxrock, Mount Anville, St. Andrews College, Willow Park and Blackrock College, to name but a few. University College Dublin is a short drive away.

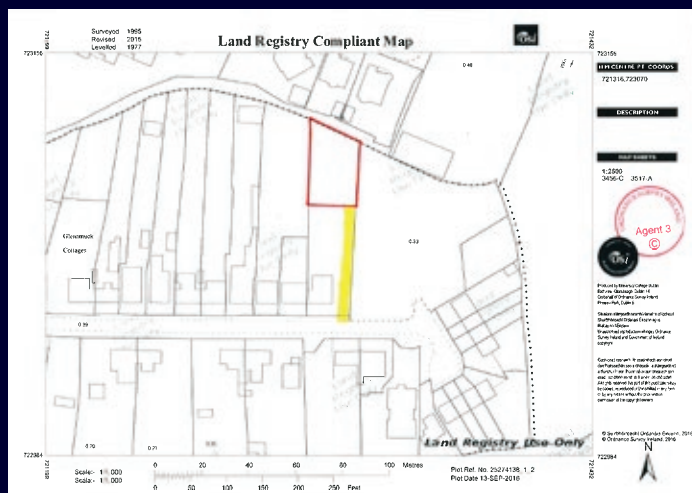
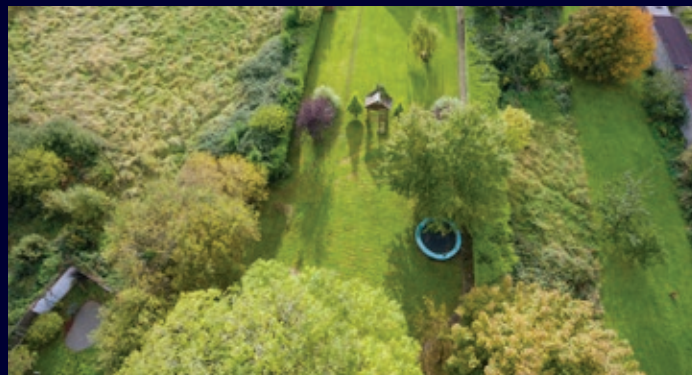
The location also benefits from excellent transport links including the M50, LUAS, various bus services and the nearby N11 allowing ease of access to the city centre and surrounding area.



SPECIAL FEATURES

- » FPP for c.119 sq.m / 2,055 sq.ft 3 bedroom, 2 storey property
- » Close to Foxrock and Stepside villages
- » Very private and secure sylvan setting
- » Excellent transport links N11 (QBC) , M50, Luas, Dart





DIRECTIONS

Travelling southbound on the M50 take the exit for Carrickmines, at the roundabout take the third exit over the M50. At the next roundabout take the second exit and then at the third roundabout take the second exit onto Glenamuck Road South. Continue up the road, Glenamuck Cottages is located on the left hand side

VIEWING

This property is viewing strictly by appointment only through the sole selling agent.

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