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**Viewing:** Strictly by appointment  
with sole agents



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## EXECUTOR'S SALE

Refurbishment Opportunity with Potential  
Development Site to Rear.

**190 New Cabra Road, Dublin 7.**

**Stokes**  
PROPERTY



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## 190 New Cabra Road, Dublin 7.

Located approximately 1 km west of Phibsborough, the property is close to the city centre and easily accessible from the M50 via the M3 / N3 interchange (Navan Road). Local amenities include Tesco shopping centre, schools, pubs and restaurants.

This detached, double fronted, four bedroom house dates from the 1930's. It requires extensive refurbishment but has the potential to make a beautiful home. Period features include attractive bay windows, terrazzo floor in the hall and wood panelling in the larger reception room.

There is a large, south-facing garden to the rear (fronting Old Cabra Road) with development potential subject to obtaining necessary planning consents. The property is Zoned Z1- to protect and improve residential amenities.

We have, for illustrative purposes, only, included a sketch design prepared by OMS Architects, indicating the potential to build a two-storey house (circa 120 sq.m.) in the rear garden, subject to establishing planning permission.

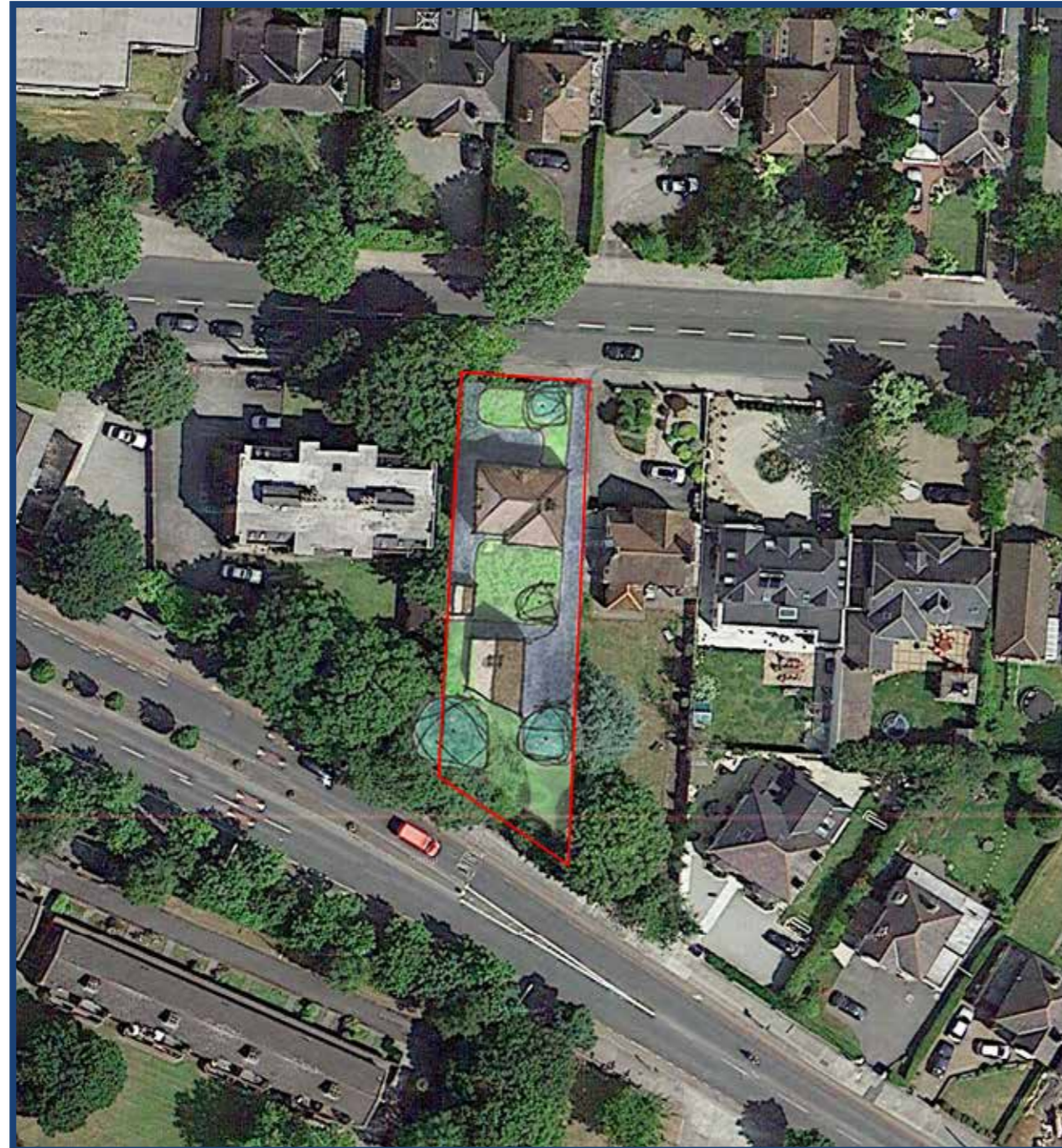
The access to the existing house would be retained and a new vehicular entrance created for the proposed new house allowing for a totally independent house while maintaining generous gardens and amenity space for both houses.

OMS Architects, the owner or their agents have not consulted with the planning department of Dublin City Council. Planning Permission will be required for the proposed new house.

**BER:** G

**BER No.** 106316599

**Energy Performance Indicator:** 1,274 kWh/m<sup>2</sup>/yr



## 190 New Cabra Road, Dublin 7.

### GROUND FLOOR

**Entrance Hall** 4.4m x 1.9m  
With terrazzo floor and under-stairs storage closet.

**Reception Room 1** 7m x 4m  
With timber floor, timber panelling, fireplace and bay windows- front and back.

**Reception Room 2** 4m x 3.15m  
With fireplace and bay window.

**Kitchen** 3.85m x 3.6m  
With fireplace.

**Scullery** 2.95m x 2.05m

**Bathroom** 2.25m x 1.6m  
With WC, WHB & bath.

### FIRST FLOOR

**Return- Bathroom** 2.25m x 1.6m  
With WC, WHB & bath.

**Bedroom 1** 6.55m x 4m  
With bay window, fireplace and patio door to small rear balcony.

**Bedroom 2** 3.65m x 3.25m  
With fireplace and built-in wardrobes.

**Bedroom 3** 3.6m x 3.1m  
With bay window

**Bedroom 4** 3.15m x 2.35m  
With built-in wardrobes.

**Total Gross Internal Area c. 155 sq.m. / 1,668 sq.ft.**

Outside, there is a front garden with off-street parking and a detached garage. The large, south-facing garden has obvious development potential but the new owners may well decide to keep the garden and reinstate the overgrown lawns and flower beds.

