

SITE FOR SALE
The Last Straw, Ballycorus Road, Kilternan, Dublin 18.

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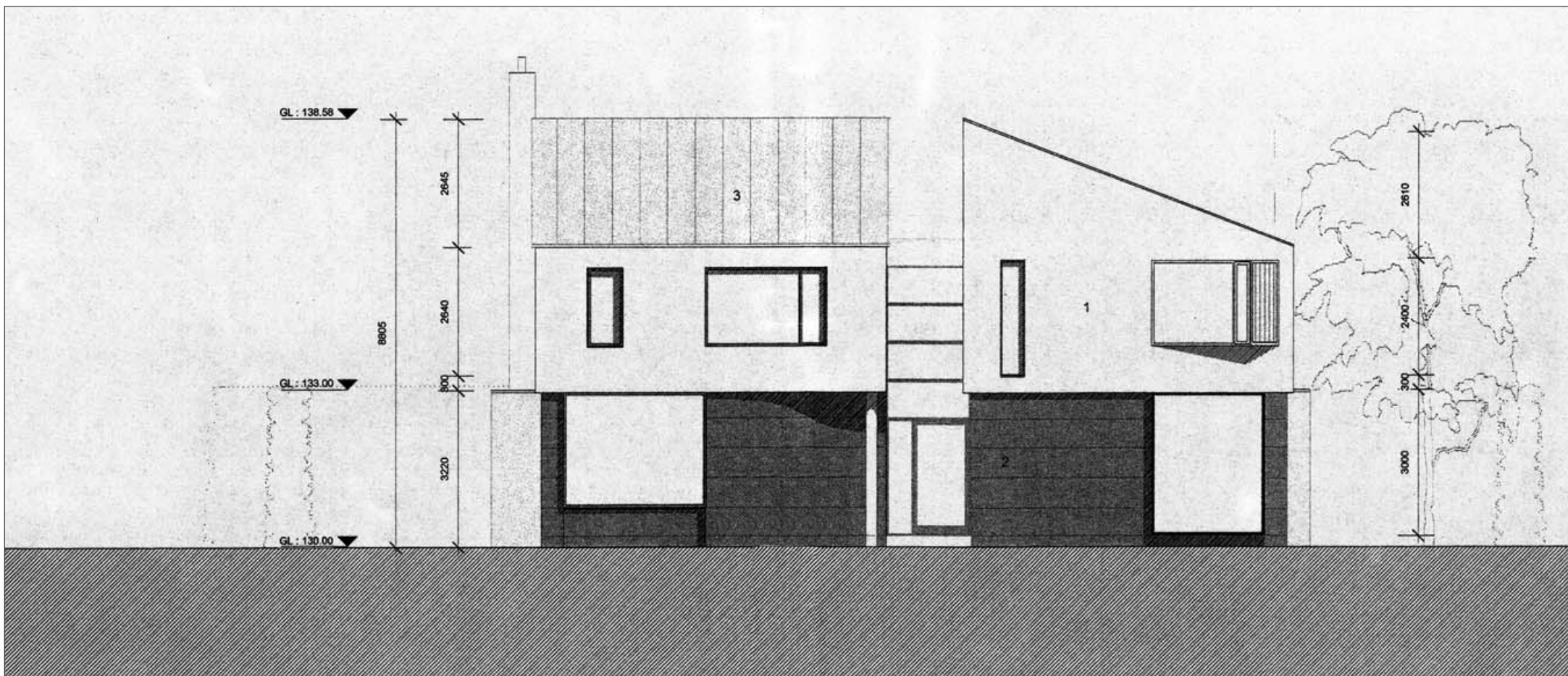
A ready to go site of c. 1/3rd of an acre, approached by a private laneway and with planning permission to construct a distinctive detached architect designed light filled home of striking contemporary design with feature zinc roof; a place where the views of the surrounding countryside are maximised and to be enjoyed. An opportunity seldom found; an idyllic setting, an enviable address and a chance to create a home to one's own exacting standards!

Internally the accommodation extends to c. 353 Sq. M (3,800 Sq. Ft) and comprises of an entrance hallway, modern kitchen/ dining room, living room, sitting room, utility room, guest wc., and large storage area. Upstairs there are four bedrooms, all of which are en-suite; (two with walk in wardrobes) and a study/ home office.

Situated on Ballycorus Road the site is superbly located easily accessible to Kiltarnan, Stepside and Shankill villages with their range of retail and service outlets, schools and churches. The Park Retail Park in Carrickmines, Cornelscourt and Leopardstown Shopping Centre, Cherrywood, Loughlinstown Hospital and Sandyford Industrial Estate are nearby. It is convenient to the M50, N11 and a short drive to Shankill DART station and the LUAS extension.

There is a vast choice of sporting and recreational amenities in the nearby area which include a selection of pitch and putt courses, rugby and football clubs, driving range, scenic walks, Kiltarnan Ski slope, Leopardstown Racecourse and various equestrian facilities. Enniskerry Village and Powerscourt House and Gardens are a short drive away. Visit the Kiltarnan Country Market on a Saturday morning! The almost rural characteristic of the setting belies its extremely convenient location.





Planning :

Planning Permission has been granted for a detached two storey four bedroom house and septic tank with percolation area including associated site works- Register Reference D09A/0027- Dun Laoghaire Rathdown County Council

Date of Order: 24th June 2009

Date of Final Grant: 30th of July 2009

Services: Water, Electricity, Septic Tank

Copy Planning Permission, Site Map and Plans available upon request.

