



For Sale By Private Treaty in One Lot

Limekiln Court,
Limekiln Green, Walkinstown,
Dublin 12

& Site @

St. James's Road, Walkinstown,
Dublin 12

BER E1 E2

DOUGLAS NEWMAN GOOD
DNG

ADVISORY DIVISION

T: 01 4912600

8 RESIDENTIAL TOWNHOUSES AND SITE FOR SALE IN ONE LOT

- Excellent investment opportunity and quality development site for sale in one lot.
- 4 x two bedroom mid terrace townhouses and 4 x three bedroom townhouses, two of which are mid terrace and two located at each end of the terrace, all with "own door" access.
- Common area to rear of terrace of houses.
- On street parking.
- Constructed c. 1999.
- The eight townhouses are fully let with a passing rent of c. €90,000 per annum. Projected rental income estimated to be €100,000.
- c. 0.6 acre site, zoned commercial specifically "LC – to protect, provide for and/or improve local centre facilities". The site also has a "Specific Objective 57" relating to the redevelopment of the former McHugh's Shopping Arcade "to provide for both community and commercial services for local residents".
- Site suitable for convenience store or discount supermarket (Subject to P.P.)



LOCATION

The subject property is located just off St. James' Road, opposite Greenhills Park. And adjoins the neighbourhood centre which includes Trader's Public House, a bookmakers, Macari's, a convenience store and an off licence. The area sits between Kimmage, Tallaght, Templeogue, Terenure and Walkinstown and is within easy access to schools, bus services, the M50 and the city centre.

BER

BER Rating: E1-E2

BER Numbers available form selling agent

SERVICES:

We understand that all main services are available immediately adjacent to the subject site.

ASKING PRICE

€1,400,000 for the entire

VIEWING

Strictly by prior appointment contact:

Andrew Maslin BS.c, E: andrewmaslin@dng.ie

or

Gemma Lanigan, E: gemmalanigan@dng.ie

DNG New Homes & Advisory Division T: 01 4912600



ADVISORY DIVISION

T: 01 4912600

PSL No. 002049

Messrs. Douglas Newman Good for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. Douglas Newman Good has any authority to make or give representation or warranty whatever in relation to this development.