



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**

DONALD 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 from 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

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