

CRÈCHE OPPORTUNITY
FOR SALE BY PRIVATE TREATY

 **KELLY WALSH**
property advisors & agents






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www.kellywalsh.ie

PURPOSE BUILT CRÈCHE FACILITY, HANSFIELD, DUBLIN 15.



HIGHLIGHTS

-  Located in a highly sought after residential development
-  Extends to approximately 500 sq m (5,382 sq ft)
-  External secure play area
-  Two storey detached facility in shell and core condition ready for occupier fit out
-  Extensive designated private parking

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LOCATION

The crèche is located within Hansfield, Dublin 15 where over 1,000 new homes have been developed in recent years.

Located next to Hansfield train station and with excellent road and bus connections, the area has proved extremely popular with families. Surrounded by a superb choice of schools, parks, shopping, sporting and recreation facilities, the development offers an ideal location designed around family life. It's all here on your doorstep.

The recently opened Hansfield Educate Together National and Secondary Schools offer state of the art facilities for students. Castaheany Educate Together National School and St. Benedict's Primary School are also right beside Hansfield, providing an excellent choice of schools within the area. Castleknock

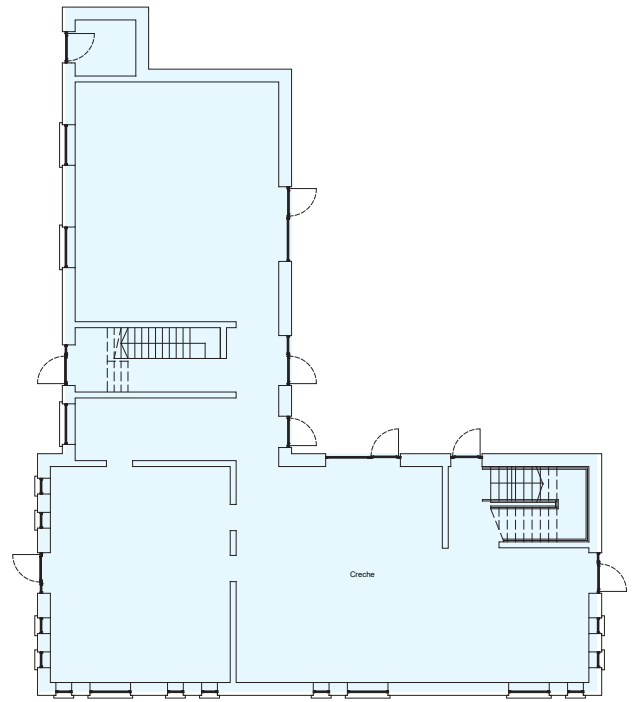
College, Mount Sackville Secondary School and the Institute of Technology Blanchardstown are also close by.

Hansfield's position on the Dunboyne commuter train line sees it served by trains to both Docklands and Connolly Stations daily. The LUAS station at Broombridge is only a short journey from Hansfield by train and the connecting LUAS Green Line is an excellent transport link for commuters travelling into the heart of Dublin City Centre and beyond.

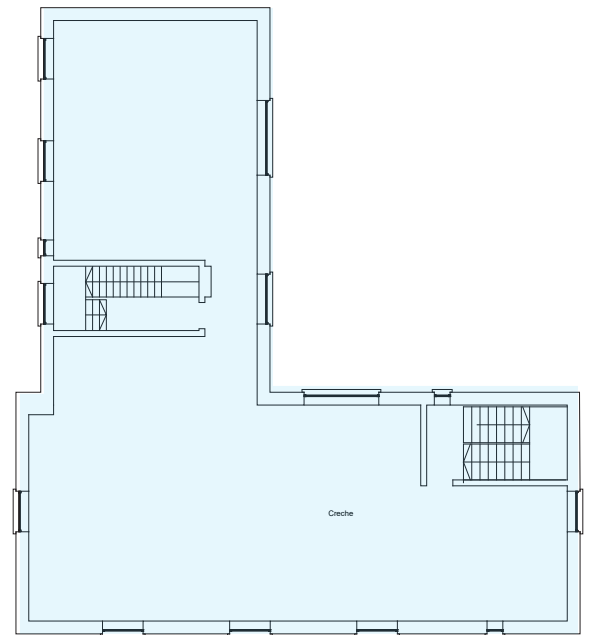
Hansfield is also served by the Quality Bus Corridor that facilitates the 39 and 39a Dublin Bus routes through Dublin City Centre direct to UCD. The M3 Motorway and M50 Motorway via the Blanchardstown interchange, are only minutes' drive away.

PURPOSE BUILT CRÈCHE FACILITY

HANSFIELD, DUBLIN 15.



GROUND FLOOR



FIRST FLOOR



500 Sq m (5,382 sq ft)



Shell and core condition



Extensive car parking



1K+ new homes adjacent to crèche

DESCRIPTION

McGarrell Reilly have developed a new purpose built crèche within the hugely successful residential development of Hansfield. The facility, which extends to 500 sq m (5,382 sq. ft) over two floors plus an external play area and associated car parking, is

now completed. The crèche is finished to “Shell & Core” standard allowing operators to individualise the space to their specific requirements.



ENERGY RATING (provisional)

BER A3

TITLE

We understand that the property is being sold with Freehold Title.

TERMS

For sale by private treaty.

VIEWING

Strictly by prior appointment with the selling agent.

PRICE

On application.

SOLICITORS

John Kerin
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CONTACT

For further information, please contact:
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