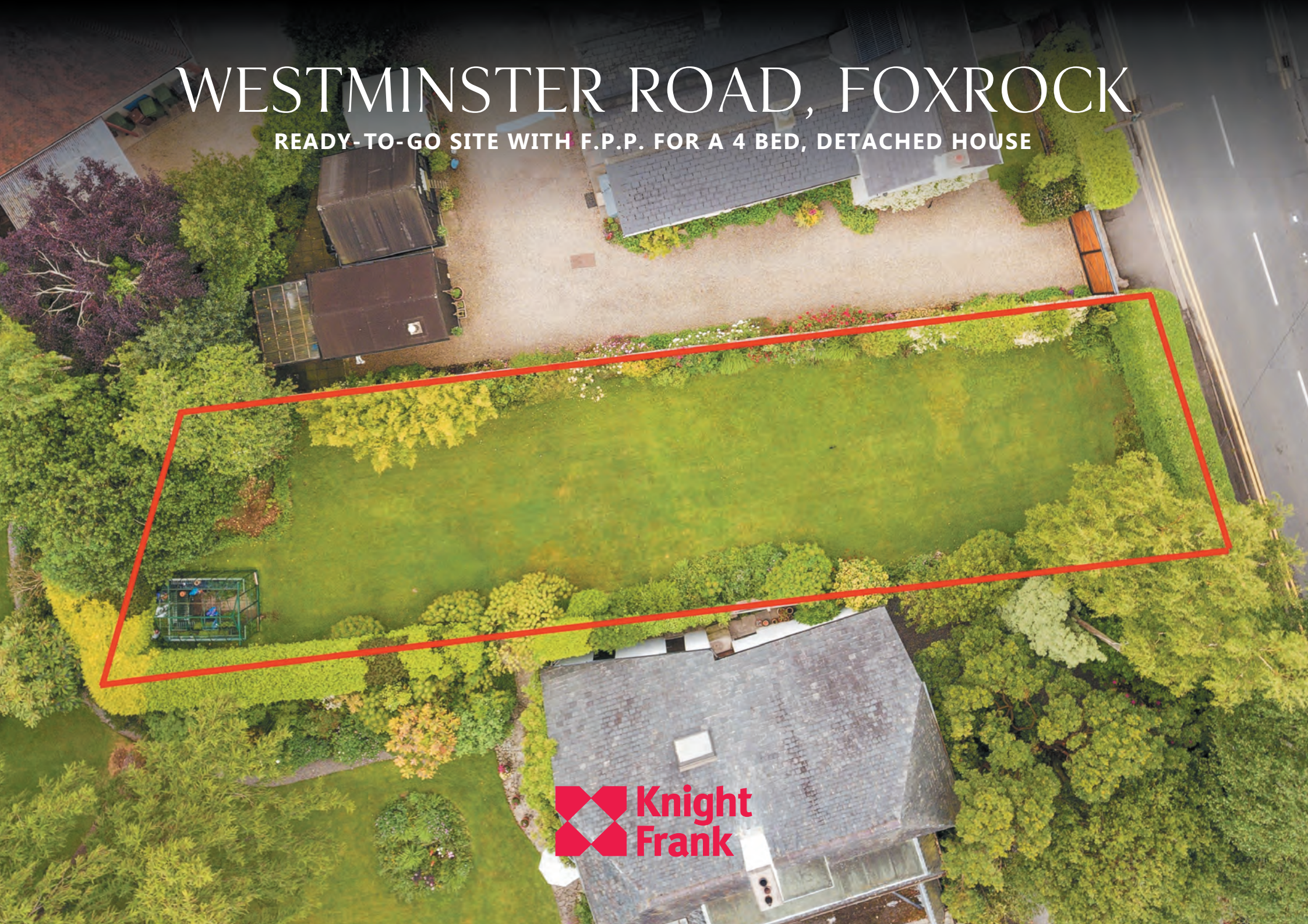


WESTMINSTER ROAD, FOXROCK

READY-TO-GO SITE WITH F.P.P. FOR A 4 BED, DETACHED HOUSE



WESTMINSTER ROAD

FOXROCK, DUBLIN 18

Ready-to-go site with F.P.P. for a detached, 4 bedroom house of 2,421 sq.ft.

The site is located on the southern side of the sought after and prestigious Westminster Road in Foxrock, Dublin 18 just 270 metres from Foxrock village. This charming village has a selection of popular eateries, restaurants and specialist food shops serving this upmarket suburb.

This regular shaped site extends to approx. 0.108 acres and benefits from approx. 10.6 metres of frontage onto Westminster Road. The site also enjoys a south facing rear garden and the proposed house allows for an ample sized, secure driveway to the front.

Situated approx. 0.8 km from the N11 and approx. 2.2 km from the M50 the location is highly accessible. Furthermore, the Sandyford and Central Park Luas stops are both within walking distance, allowing Dublin City centre to be easily reached.

There are also a number of sports and recreational facilities close by including Carrickmines Tennis Club, Foxrock Golf Club, Leopardstown Racecourse and Golf Club. Additionally, there are also a number of well-established schools at primary and secondary level.

Central Park Luas > 1.9km

N11 > 0.8km

M50 > 2.2km



Planning

On 26th February 2015 Dun Laoghaire Rathdown County Council granted permission (D14A/0636) for the construction of a detached, 2 storey, 4 bedroom house on the site together with a new vehicular entrance onto Westminster Road.

The proposed house is well designed and extends to approx. 225 sq.m. (2,421 sq.ft.).

Zoning

Under the Dun Laoghaire Rathdown County Development Plan 2016-2022 the site is zoned Objective A. 'to protect and/or improve residential amenity'.

Viewing

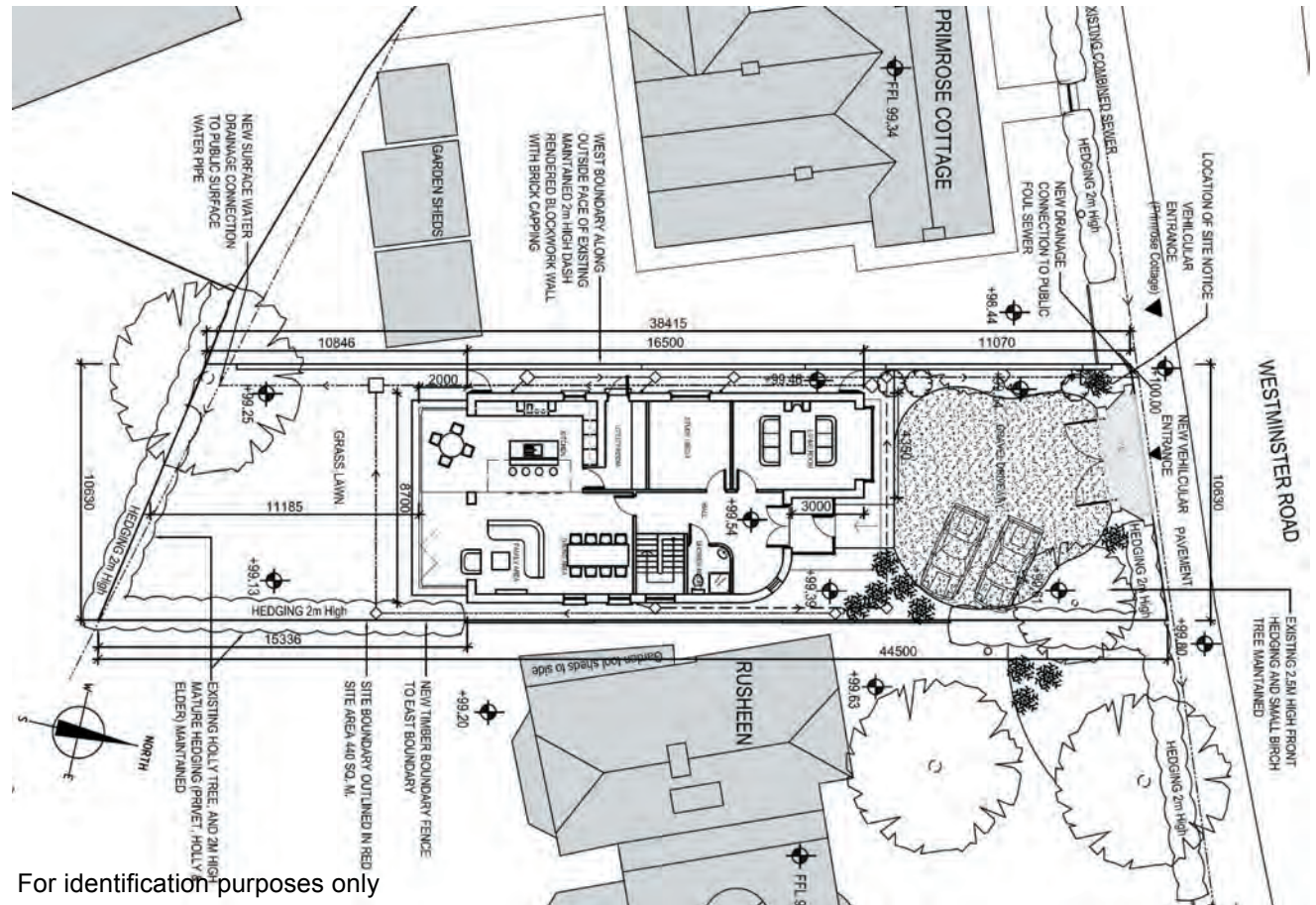
Strictly by appointment only.

Guide Price

On application.

Adjoining House

The adjoining house 'Rusheen' is also available on approx. 0.6 acres. Further details available on request.



For identification purposes only

