

CEILIÚRLANN

Leopardstown Road, Dublin 18

FOR SALE



CEILIÚRLANN

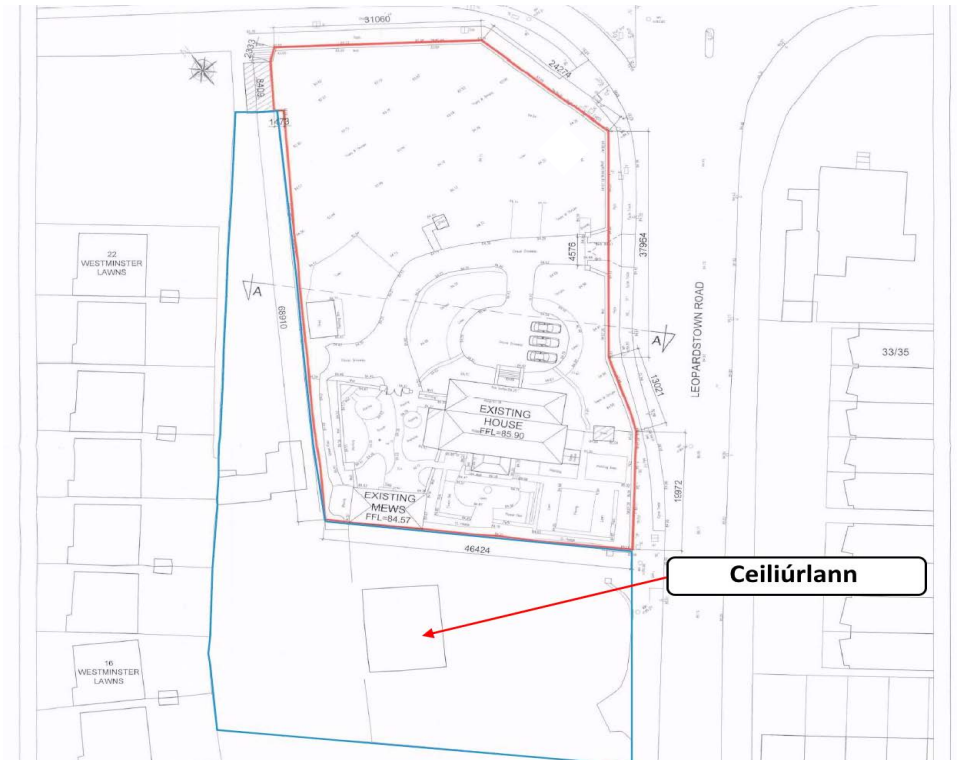
An un-modernised detached residential house and adjacent mews, with secondary access, dating back to c.1968, in an attractive location on Leopardstown Road with clear redevelopment potential (s.p.p.).



THE PROPERTY

The grounds extend to approx. 0.323 hectares (0.8 acres) and benefits from approx. 36 meters (118 feet) of frontage onto Leopardstown Road. The property would be ideal for a multi-unit scheme (s.p.p.) or to be retained as a single family home.

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





LOCATION

Ceiliúrlann, Leopardstown Road is conveniently located approximately 9km from Dublin City Centre. Extensive recreational facilities are nearby to include West Wood Gym, Leopardstown and Carrickmines Tennis Clubs and Foxrock Golf Club.

The area is well served by an excellent choice of both primary and secondary schools such as Loreto College Foxrock, St Brigid's, Blackrock College

and Mount Anville. The quaint village of Foxrock is within a short stroll where you will find a selection of restaurants, cafés and local shopping. For a wider array of shopping facilities, Dundrum Town Centre is only a 10 minute drive away.

Leopardstown Road is just off the N11 with access to the M50 (via exit 14) also nearby. The QBC route that runs along the N11 provides rapid access to and from the

City Centre and the Aircoach will transport you to Dublin Airport in approximately 50 minutes. The property is likely to attract interest from both owner occupier and developers alike.



FEATURES

- Detached house built c.1968
- Separate mews and studio extending to approx. 75 sq. m. / 807 sq. ft.
- Two gated entrances onto Leopardstown Road
- Situated on an approx. 0.8 acre site with mature grounds



DETAILS

Zoning

Under the Dún Laoghaire-Rathdown County Development Plan 2016-2022, the entire site is zoned Objective A, i.e. "To protect and / or improve residential amenity".

BER: G | BER Number: 112464144

Energy Performance Indicator:

522.63 kWh/m²/yr

Approx. Size: 223 sqm / 2,403 sq ft

Viewings: By Appointment

CONTACT



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FLOOR PLANS



NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of these floorplans, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such.

These plans are for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to this important notice.



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PSRA Registration Number:
001880

Subject to Contract/ Contract
Denied/ Without Prejudice

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