

Detached residence,  
Enniskerry Road, Kilternan,  
Dublin 18

DEVELOPMENT LAND



- 4 bedroom detached bungalow on a site extending to 0.94 acres (0.38 Ha).
- Excellent redevelopment potential subject to planning.
- Regular rectangular plot on level ground.
- West facing mature secluded garden.



Location map reference only



View of rear garden



Aerial map reference only



Site map reference only

## LOCATION

The detached residence is situated on the Enniskerry Road approximately 15km south of Dublin City Centre. The M50 interchange at Carrickmines (J15) is approximately 1.5 kilometres north east of the site.

Enniskerry Road links Kiltiernan village to Enniskerry to the south with Sandyford and Stepside to the north.

The LUAS stop at Ballyogan Road is located circa 2km north east of the property providing regular access into the City Centre in approximately 35 minutes.

There are a host of amenities in the area with Stepside village and The Park Carrickmines within easy access from the site. There is also an array of social, leisure and sporting facilities in the general.

## DESCRIPTION

The property comprises a 4 bedroom detached bungalow on a level rectangular site of 0.94 acres (0.38 Ha). The existing house extends to a total of 128.6 sq.m. (1,384 sq.ft.) with a large west facing private garden. Kerross presents an excellent development opportunity for a fine family residence subject to planning or a superb refurbishment opportunity for the existing home.

## ZONING

Under the Dun Laoghaire Rathdown Development Plan 2016 – 2022 the site is zoned objective A “To Protect and/or Improve Residential Amenity”.

The lands adjoined residential zoned land to the north and all services and distributor roads to the property.

## BER DETAILS

BER F

BER No. 108692567

Energy Performance Indicator:

399.61 kWh/m<sup>2</sup>/yr

Certificate available upon request.

## PRICE

On request.

## VIEWING

Strictly by appointment with the sole selling agent.

## CONTACT

For more information and inspection, please contact **Bryan Molloy / Jeremy Kelly** at Kelly Walsh Property Advisors & Agents on 01 6645500 or email [bryan@kellywalsh.ie](mailto:bryan@kellywalsh.ie) / [jeremy@kellywalsh.ie](mailto:jeremy@kellywalsh.ie)



**KELLY WALSH**  
property advisors & agents

PSRA Licence No: 002885

[www.kellywalsh.ie](http://www.kellywalsh.ie)

These particulars are issued by Kelly Walsh on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing them, Kelly Walsh, for themselves and for the vendor/lessor whose agents they are, give notice that: (i) The particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract. (ii) Any representation including descriptions, dimensions, references to condition, permissions or licences for uses or occupation, access and any other detail are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (iii) Neither Kelly Walsh nor any of its principals or employees have any authority to make or give any representations or warranty in relation to the property.