



KELLY WALSH

property advisors & agents

for sale by private treaty

Kemnay

Kilmacud Road Upper

Co. Dublin

DEVELOPMENT LAND



- Prime development opportunity.
- Full planning permission for 19 units.
- Site extending to 0.74 Acres (0.3 Ha).
- Excellent Location in South County Dublin.
- Regular shaped mature site fronting onto Kilmacud Road.



The surrounding area consists of a number of established low density housing estates. The area benefits from an unparalleled mix of services and amenities in the locality including Dundrum Town Centre 1.5 kilometres west and Stillorgan Shopping Centre the Beacon South Quarter each located approximately 2 kilometres east and south of the site respectively.

less than 500 metres east. There are a number of local buses services providing regular access to the city centre and surrounding areas.

The site is well connected with the M50 accessible via junction 14 at Sandyford within 2 kilometres from the site and Stillorgan Dual Carriageway (N11) 3 kilometres east.

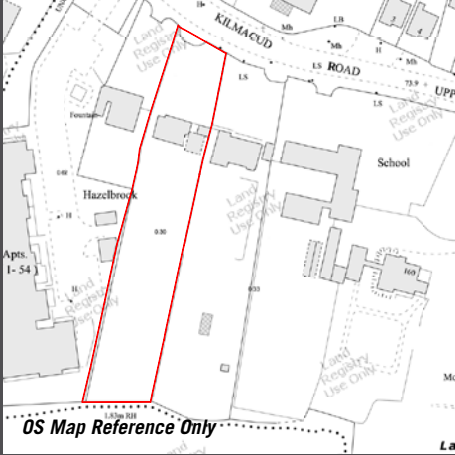
DESCRIPTION

The site is of a regular rectangular shape extending to 0.74 acres (0.3 Ha) with frontage onto the Upper Kilmacud Road. There is a single storey detached house extending to approximately 135 sq.m. (1,453 sq.ft.) with mature landscaping throughout.





Dundrum Shopping Centre



Beacon South Quarter



Stillorgan Shopping Centre

PLANNING

The site has a grant of full planning for 19 units under planning reference D16A/0951. The accommodation schedule is listed below.

ZONING

Under the Dun Laoghaire Rathdown Development Plan 2016 – 2022 the subject site is zoned objective A ***“To protect and-or improve residential amenity”***.

PRICE

On application.

VIEWING

Strictly by appointment with sole selling agent.

CONTACT

For more information and inspection, please contact **Garvan Walsh** or **Bryan Molloy** at Kelly Walsh Property Advisors & Agents on 01 6645500 or email garvan@kellywalsh.ie or bryan@kellywalsh.ie

NO.	BEDS	TYPE	STYLE	SQ.M	SQ.FT
1	4	Terraced	2 and a half storey	193.1	2,079
2	3	Terraced	2 and a half storey. Single storey extension & study	193.1	2,079
3	3	Terraced	2 and a half storey. Single storey extension & study	193.1	2,079
4	3	House	2 storey	126.4	1,361
5	3	House	2 storey	126.4	1,361
6	3	House	2 storey	126.4	1,361
7	3	House	2 storey	126.4	1,361
8	3	House	2 storey	126.4	1,361
9	3	House	2 storey	126.4	1,361
10	3	House	2 storey	126.4	1,361
11	3	House	2 storey	126.4	1,361
12	2	Apartment	Ground floor	85.4	919
13	2	Apartment	Ground floor	85.4	919
14	2	Apartment	Ground floor	85.4	919
15	2	Apartment	Ground floor	85.4	919
16	2	Apartment	Ground floor	85.4	919
17	2	Apartment	Ground floor	85.4	919
18	2	Apartment	Ground floor	85.4	919
19	2	Apartment	Ground floor	85.4	919

Accommodation Schedule Reference Only



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