



**KELLY WALSH**

property advisors & agents

for sale by private treaty

Balfe Road

Crumlin

Dublin 12

DEVELOPMENT LAND



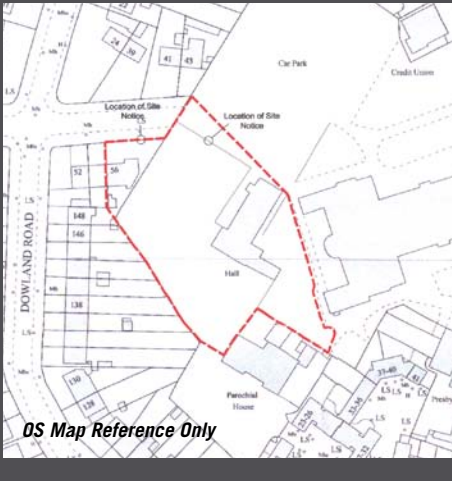
- Full planning for 15 New units and 1 existing unit being refurbished
- Excellent location in sought after area
- Proven sales area and strong residential values
- Zoned Residential with services adjacent



Location Map Reference Only



Balfe Road Aerial View



DS Map Reference Only



Drimnagh LUAS Stop

## LOCATION

The property is located off Balfe Road East and Lisle Road in the heart of Crumlin village beside St. Agnes Church and the village car park. Crumlin village is well served with local shopping and amenities. The Ashleaf shopping centre (Dunnes Stores and McDonald's etc.), Crumlin Childrens Hospital, Carlisle Health & Fitness Centre and public parks are located nearby. There are several Dublin bus routes serving the vicinity and the M50, Kylemore and Drimnagh LUAS stops (Red Line) are within a short drive of the property.

The property is bounded by housing to the west and south and the church car park to the east and north.

## PLANNING

The site has a full grant of planning (plan ref. 6357/06) for 16 number of units. See accommodation schedule below.

## 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](mailto:garvan@kellywalsh.ie) or [bryan@kellywalsh.ie](mailto:bryan@kellywalsh.ie)

NO.	BEDS	TYPE	STYLE	SQ.M	SQ.FT	GARDEN/TERRACE SQ.M
1	3	Terraced	Part 2 & 3 storey	126	1356	58
2	3	Terraced	Part 2 & 3 storey	126	1356	52
3	3	Terraced	Part 2 & 3 storey	126	1356	46
4	3	Terraced	Part 2 & 3 storey	126	1356	51
5	3	Terraced	Part 2 & 3 storey	126	1356	43
6	2+study	Own Door Grd & 1st	Duplex Unit	105	1130	34
7	2	Own Door 2nd & 3rd	Duplex Unit	111	1195	33
8	3	End of Terraced	2 Storey + Attic	118	1270	93
9	3	Terraced	2 storey + Attic	118	1270	84
10	3	Terraced	2 storey + Attic	118	1270	78
11	3	Terraced	2 storey + Attic	118	1270	73
12	3	Terraced	2 storey + Attic	118	1270	67
13	3	Terraced	2 storey + Attic	118	1270	61
14	3	Terraced	2 storey + Attic	118	1270	66
15	3	End of Terraced	2 storey + Attic	118	1270	82
56		Balfe Road East	Original House			

Accommodation Schedule Reference Only



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PSRA Licence No: 002885

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