



Site at 6A Killeen Cottages, Killeen Road, Dublin 10, D10 Y971

FOR SALE



0.20 Acre
Development Site



Full Planning
Permission



Excellent Transport
Links

Outstanding Development Opportunity to Acquire
a Ready-To-Go Site with Full Planning Permission
for 13 No. Apartment Units.



PROPERTY FEATURES



Full Planning Permission for 13 No. Units



Car Parking for 8 No. Cars



South Facing Apartments with Terraces



Approx. 20 Minutes' Walk to Kylemore LUAS Stop



Overlooking the Grand Canal



Very Generous Sized Apartments

LOCATION HIGHLIGHTS

- Located on the south side of Killeen Road, just North of its junction with the Grand Canal.
- Its setting overlooking the Grand Canal gives it enviable appeal for new residential development.
- Approximately 9 km southwest of Dublin City Centre.
- Excellent transportation links with Kylemore LUAS stop, approximately 20 minutes' walk, linking the City Centre with Tallaght Town Centre.
- Junction 9 of the M50 motorway is approximately 3km distant, affording easy access to Dublin International Airport and all major routes to and from the city.
- Abundance of amenities near-by at Park West.

PLANNING PERMISSION

Full Planning Permission was granted in 2021 for a development of 13 no. apartments, comprising 10 no. one bedroom units and 3 no. two bedroom units, arranged over a part 4-storey and part 5-storey apartment building, together with 8 no. car parking spaces at surface level. Full details of the Planning Permission are available at www.dublincity.ie, under Application No. 3824/20.



SCHEDULE OF ACCOMMODATION

FLOOR LEVEL	APARTMENT No.	BEDS	SIZE (Sq. m.)	TERRACE (Sq. m.)
GROUND	Apt. 1	1	54	9.80
	Apt. 2	1	53	9.90
	Apt. 3	1	49	5.80
FIRST	Apt. 4	1	54	7.0
	Apt. 5	1	53	7.0
	Apt. 6	1	49	7.0
SECOND	Apt. 7	1	54	9.80
	Apt. 8	1	53	9.90
	Apt. 9	1	49	5.8
THIRD	Apt. 10	2	80	7.0
	Apt. 11	2	79	7.0
FOURTH	Apt. 12	1	50	5.20
	Apt. 13	2	77	9.10





ZONING
 The site is zoned Z1 under the Dublin City Development Plan 2016-2022, the objective of which is to protect, provide and improve residential amenities.

TITLE
 Freehold.

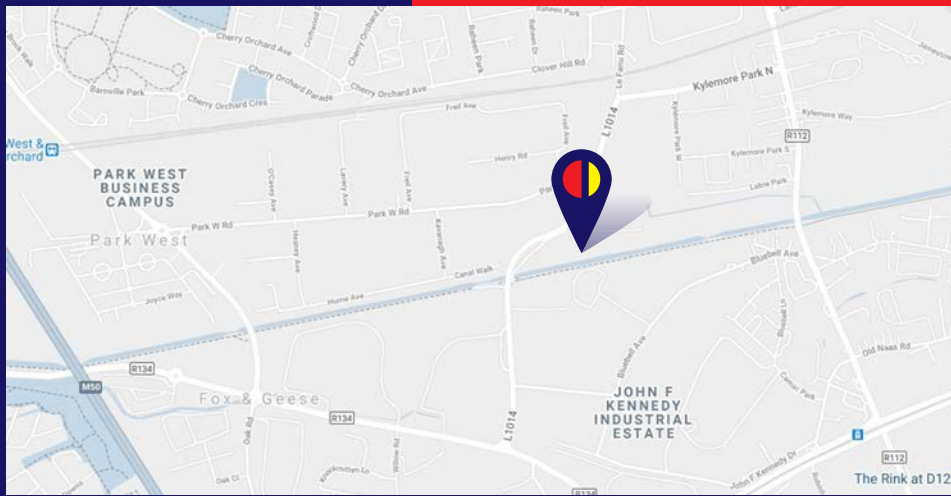
ASKING PRICE
 On Application.

VIEWING
 Strictly by Appointment with Sole Agents HARVEY.



T: +353 1 453 2755
E: info@harvey.ie
W: www.harvey.ie

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