



1A ROBINHOOD PARK LONG MILE ROAD DUBLIN 22

Semi-detached two storey residence
3 bedroomed
Front garden and enclosed yard
Located on a high profile corner site
Development opportunity (spp)

FOR SALE

01 662 3113
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LOCATION

The property is strategically positioned on a high profile corner site, located at the south side of Long Mile Road at its intersection with Robinhood Road.

The property is situated in Robinhood Park, an enclave of mature residential dwellings accessed immediately off Robinhood Road.

The surrounding environs are predominately in industrial use with some residential interspersed.

The property benefits from close proximity to the M50, at the Red Cow interchange and is well served by public transport with Dublin Bus and Luas stops nearby.

DESCRIPTION

The property comprises a semi-detached, two storey residence on a site of c. 0.04 ha. The existing configuration provides for three bedrooms.

The property is of traditional concrete block construction, pebble-dashed externally with a pitched slated roof and single glazed aluminium windows.

Heating is provided by way of gas fired central heating.

The property benefits from an expansive landscaped front garden, enclosed yard and detached garage.

TOWN PLANNING

The property has Planning Permission Reg. Ref. SD16A/0041 for the replacement of existing vehicular entrance and exit point from Long Mile Road with a new access point from Robinhood Park.

The planning permission was granted on 3 August 2016.

TITLE

Long leasehold.

ACCOMMODATION

The existing accommodation and approximate net internal floor areas provided are as follows:

Ground Floor

Entrance Hall

Living Room 1: 3.5 x 4.2

Living Room 2: 3.1 x 4.2

Kitchen: 3.1 x 4.1

First Floor

Bedroom 1: 3.5 x 4.0

Bedroom 2: 2.8 x 3.4

Bedroom 3: 2.7 x 2.5

Full bathroom suite

Total: 70.7 m² (761 sq. ft.)

Garage: 4.0 x 5.9

All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence.

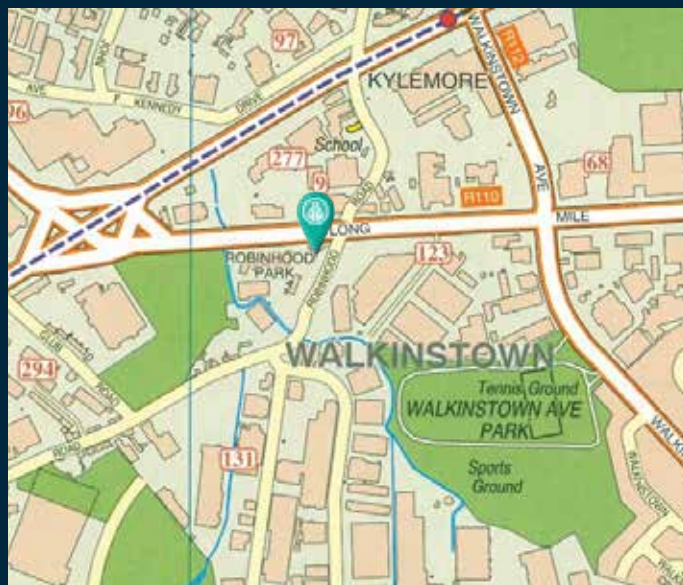
BER RATING



BER No: 100830918

EPI: 472.93 kWh/m²/yr

LOCATION MAP



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