

CLONBRONE, ESKER ROAD, LUCAN, CO. DUBLIN



01-638 2700

- Substantial detached two storey house on site of approx. 0.495 ha (1.22 acres).
- Located on the southern side of the Lucan Road (R835) close to Esker Lawns in the heart of Lucan.
- Title: Freehold
- Mainly zoned residential
- Potential for a residential scheme of approx. 13 houses (subject to planning permission.)





LOCATION

The property is situated on the southern side of the Lucan Road (R835) to the south of the main village of Lucan approximately 9km west of Dublin city centre.

Lucan is one of the most established and sought after residential locations in the west side of Dublin, benefiting from its excellent accessibility to the M4 main arterial route leading in and out of Dublin city via the M50 and its good public transport both bus service and rail service.

There are excellent retail facilities of a local nature available on the Lucan Road and within the main Lucan Village while Liffey Valley Shopping Centre is approximately 1.5km to the south east. There are also schools and sports facilities in the area.

DESCRIPTION

The property is located close to the heart of Lucan village and enjoys secluded gardens and a mature setting. The lands are generally level, although to the north the lands slope quite steeply down towards the Lucan Road and are covered with trees and overgrowth. The surrounding properties are all in residential use and comprise a mixture of mature semi-detached houses and a number of one off houses and bungalows. The entrance to Clonbrone immediately adjoins the wall splay back entrance to a two storey modern residence.

The property briefly comprises a detached house which dates from the 1930s and comprises two reception rooms, kitchen, 4 bedrooms, a bathroom and separate WC. The property, although well maintained, is in need of modernisation and general updating. The total accommodation comprises approximately 154 sq. m. (1,657 sq. ft.) on a gross internal basis.

The house enjoys views over the gardens to the front and side and there is a detached garage. The site offers excellent development potential subject to planning permission.

TITLE

Freehold with full vacant possession.

ZONING

The property is situated in an area that is zoned residential "to protect and /or improve residential amenity", under the South Dublin County Development Plan 2016-2022. The rear sloped lands, which contain trees and overgrowth, are zoned open space.

POTENTIAL DEVELOPMENT

The property offers the potential for substantial redevelopment (subject to planning permission) and a possible scheme for the site, which has no planning status, has been prepared by Reddy Architecture. The entire site comprises approximately 0.495ha (1.22 acres) and is capable of taking a new development of approximately 13 houses comprising five no. 2 bedroom houses and eight no. 4 bedroom houses.



FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling agent Lisney.

For further information please contact:

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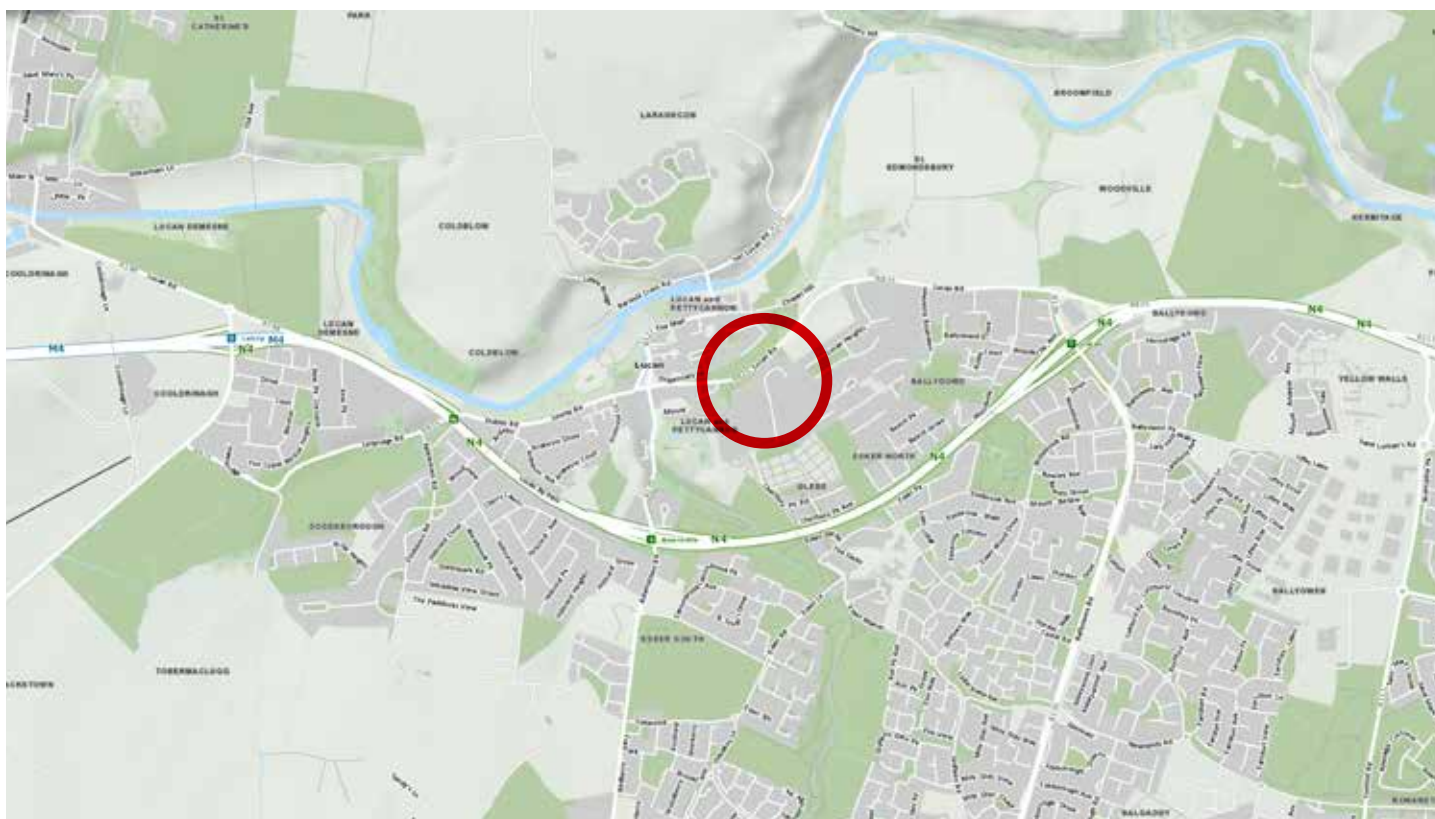
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BER INFORMATION

Ber: G

BER No.: 111302717

EPI: 555.61 kWh/M²/yr



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