

# FOR SALE

BY PRIVATE TREATY

REFURBISHMENT & REDEVELOPMENT OPPORTUNITY  
**0.070 HA ( 0.17 ACRES)**

**Lisney**



## 4 EDEN ROAD LOWER GLASTHULE, CO. DUBLIN, A96 NX00

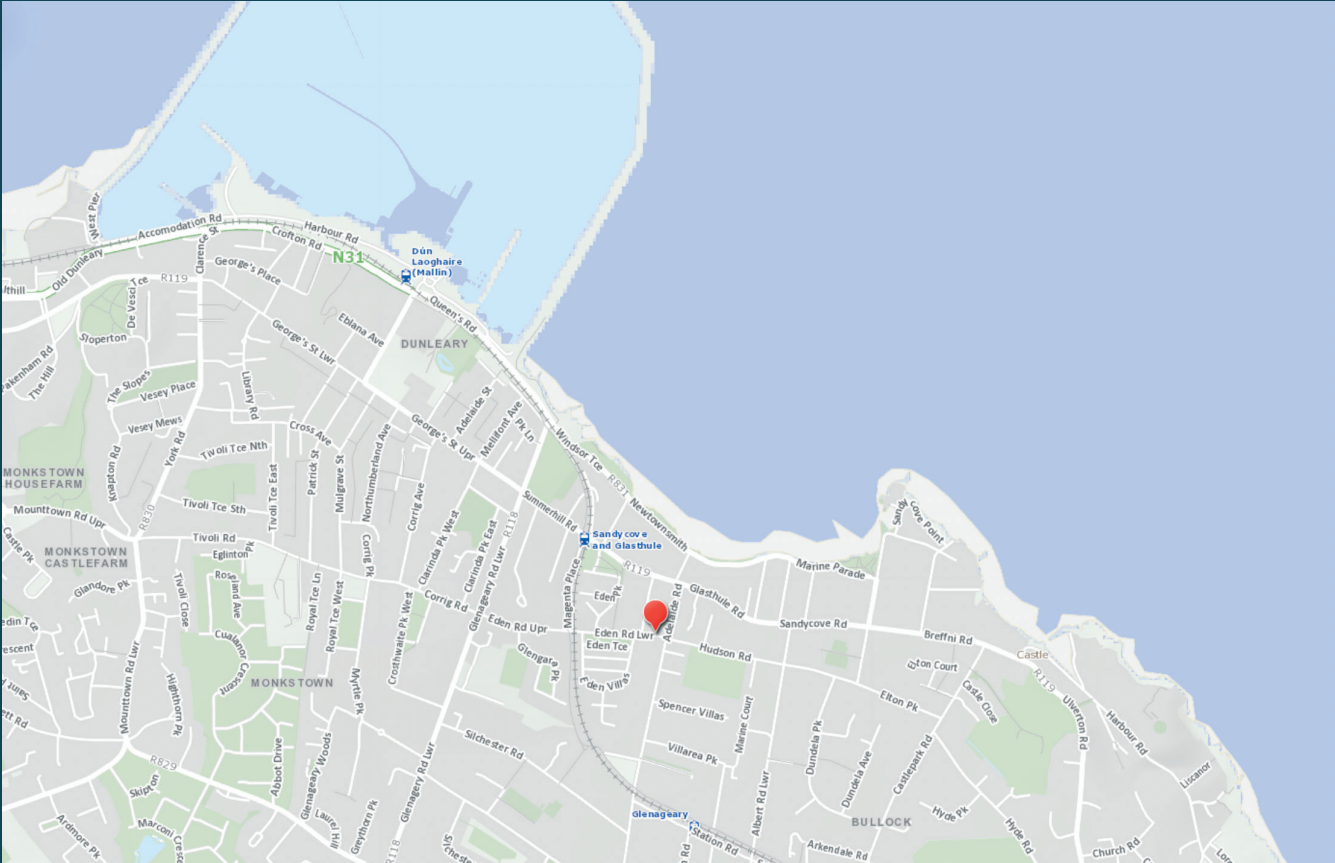
- The property is superbly located on the northern side of Eden Road Lower **300m from Glasthule Village** and close to a host of amenities.
- The property comprises an end of terrace single storey 2-bed cottage situated on a site and former builders providers yard of approx. **0.070 ha ( 0.17 acres)**
- Long-established secure builder's yard with a steel gate entrance from Eden Road Lower.
- The property will be of significant interest to builders and investors who will seek to refurbish an existing dwelling and to develop **a residential scheme (SPP)**

*...one of Dublin's most affluent  
residential locations...*

## LOCATION

The property is superbly located on the northern side of Eden Road Lower approx. 300m from Glasthule village, approx. 600m south of Dun Laoghaire Town Centre and approx. 10km south of Dublin City Centre. The Sandycove & Glasthule Dart station is approx. 400m from the subject property.

The surrounding area is one of Dublin's most sought after and affluent residential suburb. The property is close to a host of amenities including Sandycove Beach, the Forty Foot and Dun Laoghaire Harbour. The Harold School is located 90m west and the Hudson Road Park is located 120m east of the property.



## ACCOMODATION

Description	sqm	sqft
Living Area	14.7	158.23
Kitchen	8.87	95
Bedroom 1	8.25	89
Bathroom	2.00	22
Bedroom 2	4.95	53
HP	0.48	5
Porch	1.16	12



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## DESCRIPTION

The property comprises an end of terrace single storey 2-bed cottage of 44 sq.m (473 sq.ft) in need of refurbishment situated on a site and former builders providers yard of approx. 0.070 Ha ( 0.17 Acres).

The yard has a concrete surface and has well defined boundaries. The dwelling briefly comprises of a living

area, kitchen, bathroom and two bedrooms with an enclosed outdoor area to the rear. There is gas fired heating within the dwelling.

An indicative feasibility study prepared by Tony Mullen Architects shows the potential to refurbish the existing dwelling and to develop 3 new residential units. (SPP)



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## TOWN PLANNING

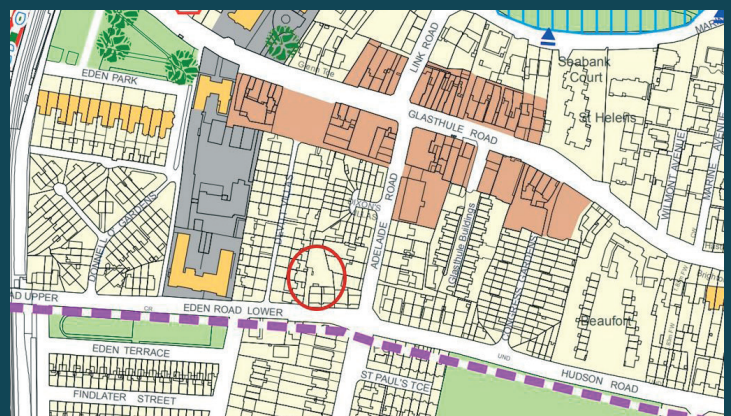
The property is situated in an area Zoned Objective 'A' 'To protect and/or improve residential amenity' under the Dun Laoghaire Rathdown Development Plan 2016-2022 and the permitted and open for consideration uses briefly include the following:

### PERMITTED IN PRINCIPLE

Residential, Residential Institution, Assisted Living Accommodation, Public Services

### OPEN FOR CONSIDERATION:

Doctor/Dentist etc., Education, Community Facility, Childcare Service, Cultural Use, Funeral Home, Guest House, Health Centre, Healthcare Facility, Embassy, Enterprise Centre, Offices less than 200 sq.m., Petrol Station, Place of Public Worship, Restaurant, Shop Neighbourhood, Veterinary Surgery.



# 4 EDEN ROAD LOWER

## GLASTHULE, CO. DUBLIN, A96 NX00

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### TITLE

Freehold title and offered for sale with full vacant possession

BER

G

PRICE

On Application

### FURTHER INFORMATION & VIEWING

Viewing is by prior arranged appointment only

**Martin O'Halloran**

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The Lisney logo consists of the word "Lisney" in a white, bold, sans-serif font, centered within a white rectangular border. This border is itself centered within a larger red square.

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.