

FOR SALE

DEVELOPMENT SITE
C. 0.077 HECTARES (0.19 ACRES)



HILLVIEW HOUSE

15D GILFORD ROAD,
SANDYMOUNT | DUBLIN 4

**PRIME DUBLIN 4
LOCATION, ADJACENT TO
SANDYMOUNT VILLAGE**



BDM
Property

BER B1



SEAN MOORE PARK

SANDYMOUNT BEACH



POOLBEG CHIMNEYS

PROPERTY HIGHLIGHTS



WELL-LOCATED MIXED-USE INVESTMENT IN SANDYMOUNT



COMPRISING TWO BUILDINGS EXTENDING TO APPROX. 346.1 SQ.M (3,725 SQ.FT)



COMBINATION OF OFFICE ACCOMMODATION AND FRONT COMMERCIAL / RETAIL ACCOMMODATION



ATTRACTIVE OPPORTUNITY FOR OWNER-OCCUPIERS, INVESTORS OR REPOSITIONING



ASSET MANAGEMENT AND REFURBISHMENT POTENTIAL



ZONED Z2 RESIDENTIAL NEIGHBOURHOODS (CONSERVATIONS AREAS)



GENEROUS SITE EXTENDING TO APPROX. 0.077 HECTARES (0.19 ACRES)



WITHIN WALKING DISTANCE OF SANDYMOUNT VILLAGE AND SANDYMOUNT DART STATION



LOCATION

The property is located on Gilford Road in Sandymount, one of Dublin's most established and sought-after suburban locations. Positioned approximately 150 metres from Sandymount Village, the property benefits from immediate access to a wide range of cafés, restaurants and local retail amenities.

Sandymount is a highly regarded coastal suburb situated approximately 4 km south-east of Dublin City Centre. The area is characterised by a strong residential profile together with a range of local services and amenities, while also being in close proximity to key commercial centres including Ballsbridge and the South Docklands.

The location offers excellent connectivity, with Sandymount DART Station within walking distance providing direct access to the city centre and surrounding coastal areas. A number of Dublin Bus routes also serve the immediate area, ensuring ease of access throughout Dublin.

Overall, the property's prime Dublin 4 setting and proximity to both established residential and commercial hubs make it an attractive location for occupiers and investors alike.



DESCRIPTION

The property comprises a mixed-use holding arranged across two separate buildings on a site extending to approximately 0.077 hectares.

To the front, the property includes a single-storey building with direct frontage onto Gilford Road. A laneway adjacent to this structure provides access to the rear of the site.

The rear of the property comprises a two-storey office building set around a surface car parking

area, providing functional accommodation suitable for a range of occupier requirements.

Overall, the property extends to approximately 346.1 sq.m (3,725 sq.ft) and offers clear potential for refurbishment, repositioning or future redevelopment, subject to planning permission.

The configuration of the site, together with its prime Dublin 4 location, presents an attractive opportunity for investors and owner-occupiers seeking a well-located asset with long-term potential.

ACCOMMODATION SCHEDULE

(Approx. NIA)

AREA	SQ.M	SQ.FT
Front Commercial Unit Ground Floor	123	1,324
Office Ground Floor	108	1,162
Office First Floor	115.1	1,239
TOTAL	346.1	3,725

All areas are approximate



OFFICE



OFFICE



COMMERCIAL



COMMERCIAL

METHOD OF SALE

For Sale by Private Treaty.

GUIDE PRICE ON APPLICATION.

TITLE

We understand the property has a good marketable title. Please be aware that this is subject to an established right of way over the lane.

FURTHER INFORMATION/VIEWING

Strictly by appointment with BDM Property.



BDM Property

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ZONING

The site is zoned 'Z2 Residential Neighbourhoods (Conservation Areas)- To protect and/or improve the amenities of residential conservations areas' in accordance with the Dublin City Development Plan 2022-2028.

BER

