

4 bed detached property on a 0.3 acre site with development potential

East Grove, Carrigaline Road, Douglas, Cork City, T12 FT52

savills



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## About this property

Savills is delighted to bring East Grove, Douglas to the open market, a four bedroom detached residence on a substantial 0.3 acre site offering strong appeal both as a long term family home and as a site with meaningful future development potential. Its scale, privacy and central position make it a rare opportunity in one of Cork's most established suburban locations.

Set within mature, secluded grounds, the house sits comfortably on its generous plot, providing space, calm and a sense of permanence that is increasingly difficult to find so close to Douglas Village. The accommodation is well laid out and offers clear scope for modernisation, extension or reconfiguration, allowing a new owner to shape the property to their needs while benefiting from the flexibility the site naturally provides.

Its location is exceptional. Just moments from Douglas Village Centre, East Grove enjoys effortless access to supermarkets, cafés, restaurants, boutique shops, gyms, pharmacies and a wide range of everyday services. The combination of village atmosphere and a thriving commercial hub makes this one of Cork's most desirable addresses.

Families will value the proximity to well regarded primary and secondary schools, while excellent public transport links and the South Ring Road ensure quick connectivity to Cork City Centre, major employment hubs and key routes in all directions.

With its substantial site, central position and strong zoning profile, East Grove presents a rare opportunity in one of Cork's most established suburban areas. Its scale and setting suit a wide range of buyer types, including trade up purchasers seeking more space, relocators drawn to Douglas's lifestyle, as well as developers, builders and investors who understand the long term value of centrally located, well zoned land in a high growth suburban market.

Don't delay, arrange your private viewing with Savills today.

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## Development Potential

Beyond its residential appeal, the site carries significant long term potential. It is zoned "ZO 01, Sustainable Residential Neighbourhoods" under the Cork City Development Plan 2022 to 2028, with the objective "to protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses." As part of an Inner Urban Suburb, the Development Plan sets a target density of 50 to 100 dwellings per hectare, indicating capacity for approximately 15 to 30 units, subject to planning.



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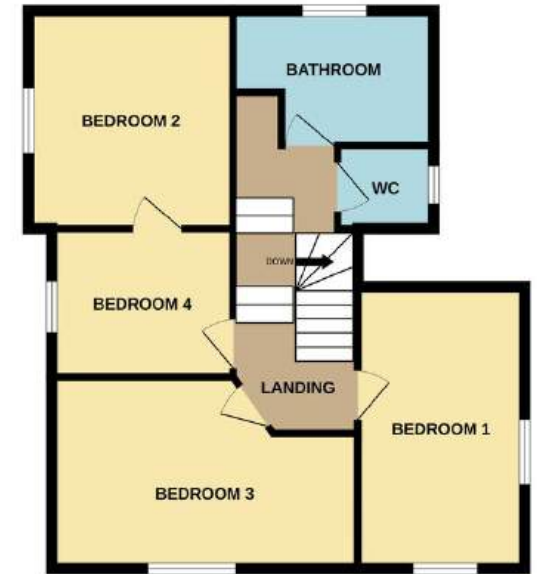
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## Plans

 149 sq m / 1,604 sq ft

 0.3 acres



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## Local Area

- Douglas Village 0.1 km
- Douglas Court Shopping centre 0.2km
- Douglas Shopping Centre 0.4 km
- Cork City Centre 4 km
- Cork Airport 6 km
- South Ring Road (N40) 1 km
- Blackrock Village 3.5 km
- Rochestown 3 km
- Kent Station 4.5 km
- Cork Bus Station 4 km





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## Enquire



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## More Information



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### Viewing strictly by appointment

Property Ref: CKK260347

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