

Lisney

COMMERCIAL REAL ESTATE



41 SAINT FINTAN'S VILLAS

Deansgrange, Blackrock, County Dublin



The subject property benefits from Full Planning Permission for a low-density residential scheme.



The development combines the refurbishment of the existing two-storey dwelling with the construction of a new-build home to the rear.



Unit 1: The existing house will be upgraded and extended to provide a modernised three-bedroom residence with private garden and parking.



Unit 2: A new detached single-storey three-bedroom bungalow at approximately 119 sqm, will be constructed to the rear, featuring a generous landscaped garden, private access, and dedicated parking.



The scheme is designed to respect the established character of St. Fintan's Villas, with an emphasis on quality design, amenity, and integration with the surrounding environment.



The planning consent provides a ready-to-go opportunity for purchasers or developers to realise the site's potential in a sought-after South Dublin location.

Location

- The property is situated in St. Fintan's Villas, an established residential estate in the suburban area of Deansgrange, South Dublin.
- It is accessed from the R827 Deansgrange Road, which connects Blackrock, Monkstown, and Cabinteely.
- Deansgrange Village is within walking distance, offering local shops, services, and community amenities, with additional retail and services available in Blackrock and Dun Laoghaire.
- The wider area is residential in character, consisting mainly of traditional two-storey semi-detached dwellings, with some infill housing developments on large rear garden plots.
- Public transport is accessible via Dublin Bus routes along Deansgrange Road, linking to Blackrock, Dun Laoghaire, and Dublin city centre.
- The property is approx. 1.7 km from Blackrock DART Station, 1.5 km from the N11 at Foxrock, and 1.6 km from the M50 at Junction 14 (Sandyford), providing strong regional and city-wide connectivity.



| *Description*

- The development includes refurbishment of the existing two-storey dwelling (Unit 1), with a new single-storey rear extension, upgraded finishes, and provision of 3 bedrooms, garden space (85 sqm), and parking.
- A new single-storey, 3-bedroom detached dwelling (Unit 2) is proposed to the rear, measuring approx. 119 sqm, with a pitched/flat roof design, private open space (160 sqm), garden, and parking.
- Access will be via a shared driveway for Unit 1 and a gated driveway for Unit 2, with a 4.3m width to accommodate vehicles, bicycles, and pedestrians safely.
- Landscaping, boundary treatments, and drainage works are included, along with the removal of 8 low-quality or unviable trees and protection measures for remaining trees.



| Zoning

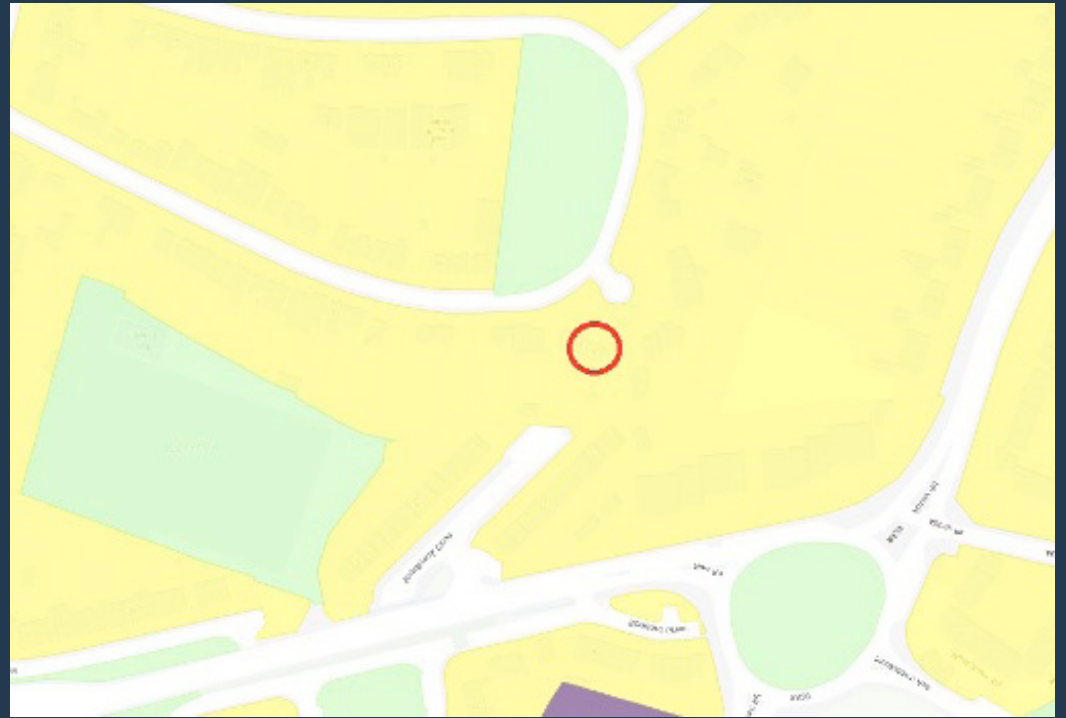
The subject property is zoned 'Existing residential' under the Dun Laoghaire-Rathdown County Development Plan 2022 – 2028.

Zoning Objective: To provide residential development and improve residential amenity while protecting the existing residential amenities.

Permitted in Principle

Assisted Living Accommodation, Community Facility a, Childcare Service a, Doctor/Dentist etc. a, Education, Health Centre/ Healthcare Facility a , Open Space, Public Services, Residential, Residential Institution, Travellers Accommodation.

Open for Consideration: Allotments, Aparthotel, Bring Banks/Bring Centres, Carpark , Caravan/Camping Park-Holiday, Caravan Park-Residential, Cemetery, Cultural Use, Embassy, Enterprise Centre, Funeral Home, Garden Centre/Plant Nursery, Guest House, Home Based Economic Activities, Hotel/Motel, Household Fuel Depot, Industry-Light, Part Off-License, Office Based Industry , Offices less than 200sq.m.c , Offices in excess of 200 sq.m.d , Service Station, Place of Public Worship, Public House, Residential – Build to Rent, Restaurant, Service Garage, Shop Neighbourhood, Student Accommodation, Sports Facility, Tea Room/Café, Veterinary Surgery.



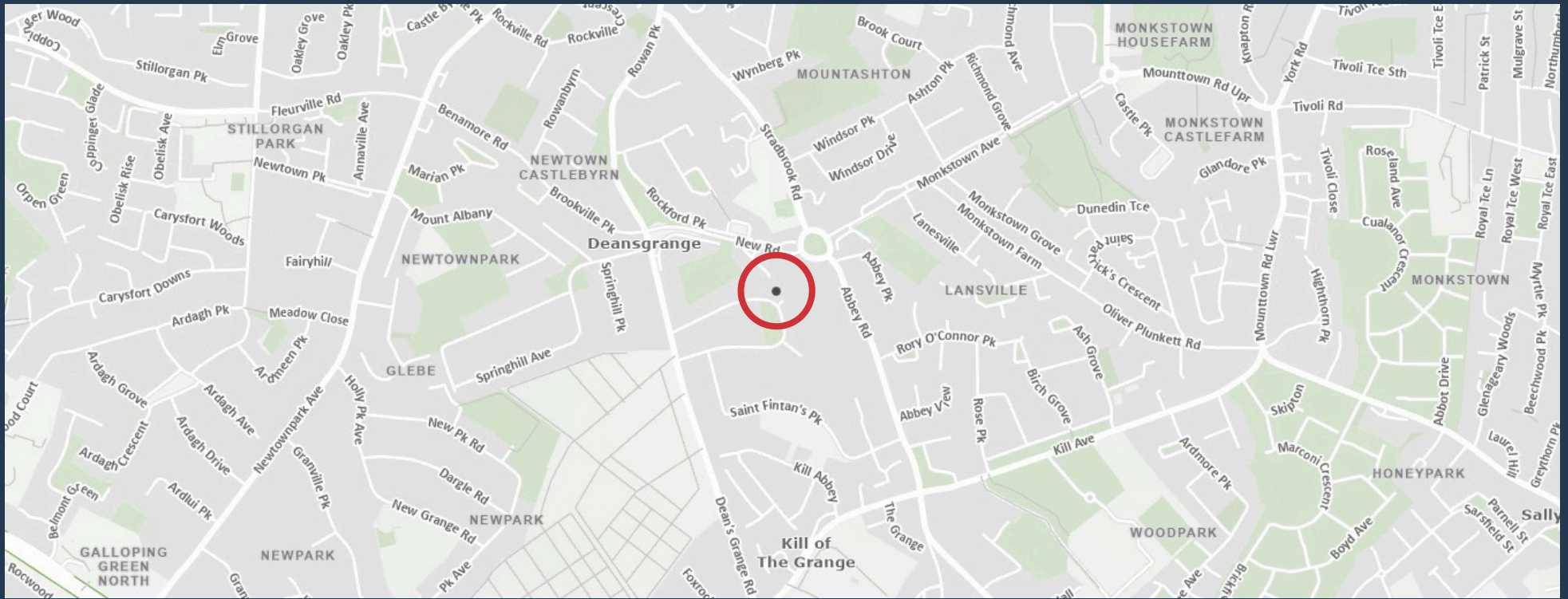
| Title

We understand the property is under Freehold Title.

| Price

On Application





Viewings / Further Information

Viewings by appointment only. For further information please contact Lisney.

| *Shane O'Connor* | E: soconnor@lisney.com | T: +353 1 638 2700



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St. Stephen's Green House, Earlsfort Terrace, Dublin 2, D02 PH42 | T: +353 1 638 2700 | E: dublin@lisney.com

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