21 WOODLAWN PARK,
Dún Laoghaire, Co. Dublin, A96 X5P5

Four Bedroom House & Site with Full Planning Permission for a Second House

Attractive property in a popular and convenient location close to an outstanding choice of amenities in the sought-after area of Dún Laoghaire

Hooke & MacDonald

THE PROPERTY

- 21 Woodlawn Park, Dun Laoghaire is a very interesting and attractive property in a popular and convenient location close to an outstanding choice of amenities. It is a two storey four bedroom end house with a large garden. The house extends to 118 sq.m. / 1,270 sq.ft enjoying a sunny southerly aspect.

- Presently it comprises an entrance hall, livingroom, diningroom, kitchen, utility room and cloakroom with wc and whb. Upstairs there are three double bedrooms, one single bedroom, two bathrooms, one with a shower and the other with a bath.

- Planning permission has been granted to (a) Alter and extend the house to provide a new layout which has a fine entrance hall, a cloakroom, a livingroom, a large kitchen/dining/living area taking advantage of the sunny aspect, a utility room and a cloakroom with wc and whb; upstairs there are three double bedrooms, one with ensuite and also a bathroom with a shower and bath and (b) development of a new 4 bedroom semi detached house in the large side garden. This comprises on the ground floor an entrance hall, cloakroom, livingroom, large south facing living/ dining/kitchen area, utility room and bathroom; on the first floor there are four double bedrooms, one with ensuite and a bathroom with a shower and a bath.

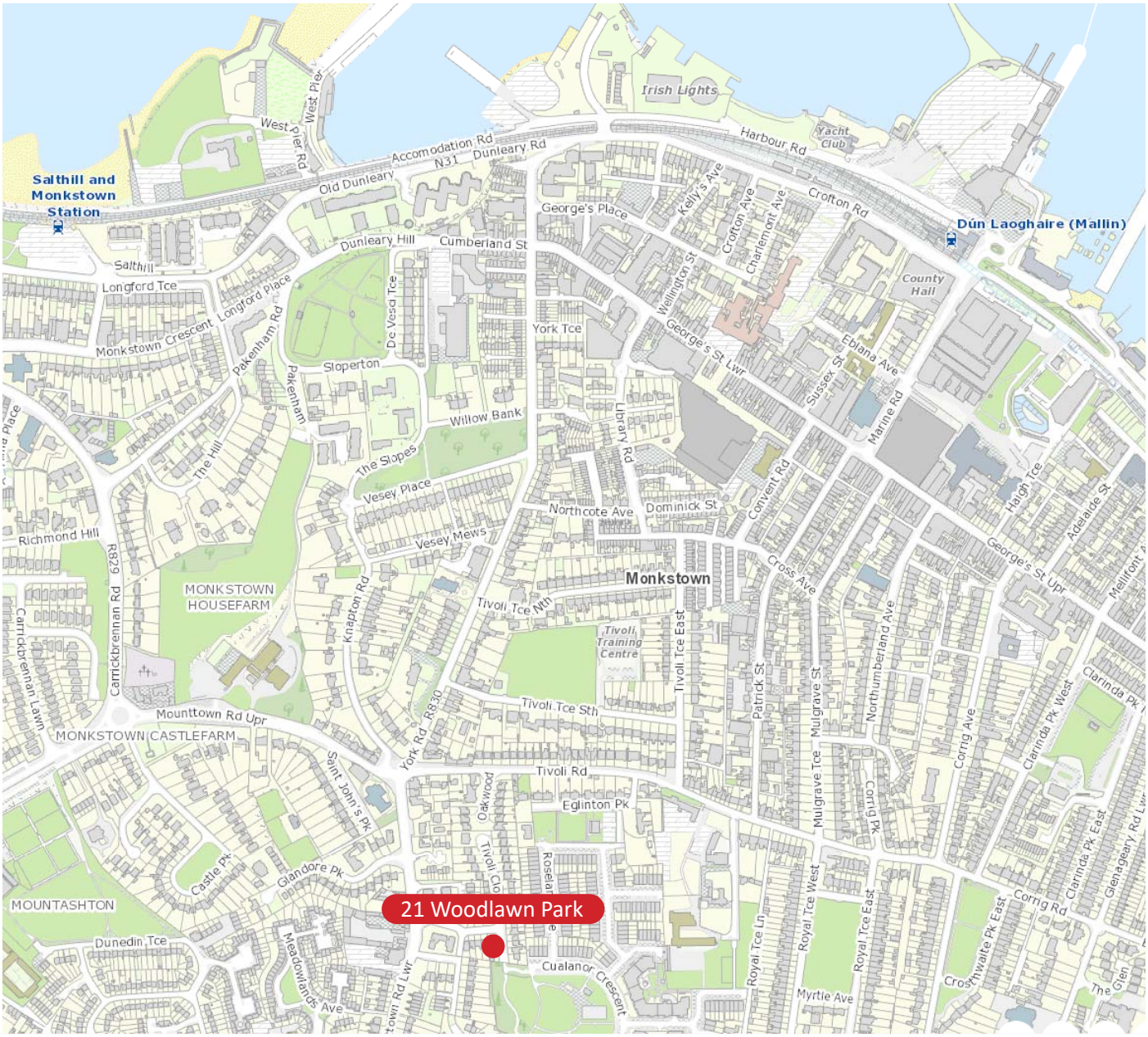
- No.21 is superbly situated in a mature residential location just minutes from Dun Laoghaire Town Centre and Monkstown Village with its myriad of shops, boutiques, restaurants and hostelries.

- From Dublin's favourite pier to fish markets to Martello Towers, Dun Laoghaire provides a perfect living environment. There are splendid local schools and colleges and an abundance of sports and leisure activities as well as a host of excellent civic amenities.

- There are many fine local sports clubs including Dun Laoghaire Bowling Club which is nearby, Monkstown Tennis Club is a short walk and above all is the seafront with its splendid yacht clubs and outstanding coastal walks. The amenities here are of the highest order and are all convenient to Woodlawn Park, as are bus routes and the DART stations at Dun Laoghaire and Seapoint.

- This property presents an outstanding opportunity for a discerning purchaser to acquire a fine four-bedroom house in a great location with the added value of an excellent planning permission for a valuable additional house in the garden if and when required.

Cualanor Park
No.21



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TERMS:

For Sale by Private Treaty

VIEWING:

Strictly by appointment

BER Details:

BER F
BER No. 102865102
Energy Performance Indicator: 422.63 kWh/m²/yr

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