



# 4 OAKTON COURT

BALLYBRACK, CO. DUBLIN

Excellent opportunity to acquire a secluded site within  
a short walking distance from Ballybrack Village and Killiney.

# Description

4 Oakton Court comprises a total site area of approximately 0.12 hectares (0.3 acres) that comprises an irregular shaped site with an existing 5 bedroom bungalow of approximately 175 sq.m. that is in derelict condition. The subject site benefits connection to water and waste services



Guide price €550,000

# Excellent location and opportunity combined

4 Oakton Court is located at the end of a Cul De Sac to the immediate west of Church Road Killiney and to the south of Saint John's National School. The subject property is located within 15 minute's walking distance of Cherrywood and is less than 20 minute's walking distance of Killiney DART station and Killiney Beach.

Oakton Court is also located within a short walking distance of Ballybrack village, Ballybrack Shopping Centre and several local convenience shops. The property is also within walking or short driving distance from Killiney Shopping Centre and Cherrywood. There are a host of sporting amenities located nearby including Killiney Golf Club, Seapoint Rugby Club, Ballybrack Football Club, Loughlinstown Leisure Centre and Ben Dunne's largest gym in Europe. New all weather playing pitches, walkways and cycle routes have recently built in Cherrywood <http://www.cherrywooddublin.com/parks-community>

The property is also located within a short walking distance of St. Laurence's College and Kilbogget Park, which has a large walkway that stretches from Ballybrack up to Cabinteely.

4 Oakton Court lies on a hill that slopes down from Killiney to Ballybrack, the property overlooks the Sugarloaf mountain and leadmines and is within a short walking distance of the N11 motorway and the M50 motorway on the far side of Cherrywood. This area of Dublin has recently seen some strong regeneration and development in recent years with the continued development of Cherrywood.



## Town Planning

The property is zoned 'Zone A', To protect and-or improve residential amenity from Dun Laoghaire Rathdown Development Plan 2016 – 2022.

## Description

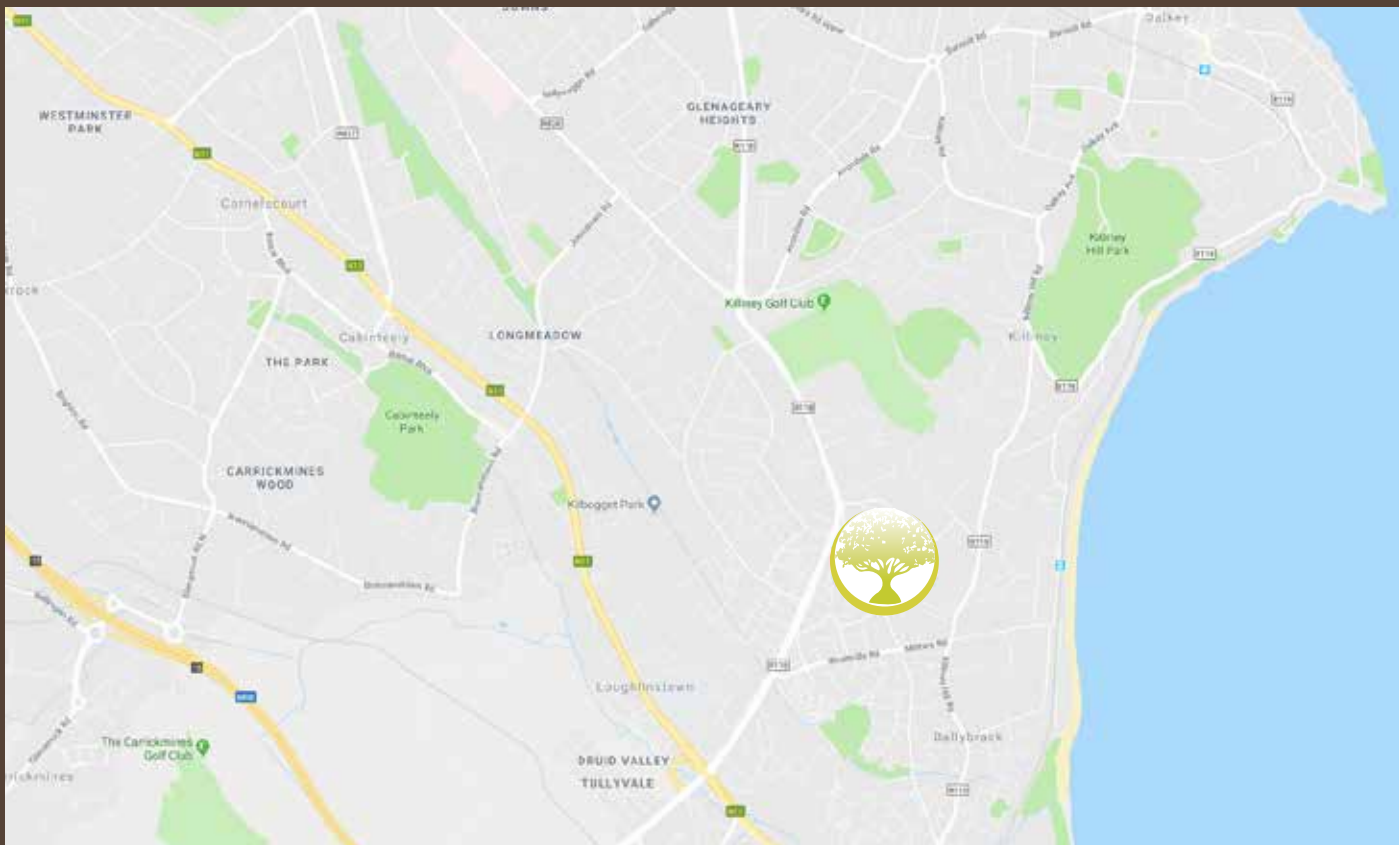
To protect the existing architectural and civic design character, and to allow only for limited expansion consistent with the conservation objective.

## Planning potential

According to Hughes Planning Consultants there may be potential to build 3 detached 3 storey houses or a small block of apartments on this 0.3 acre site. A detailed planning report is available upon request.

## Services

We understand that all mains services are available to the property. However, interested parties are required to satisfy themselves as to the adequacy of all services.



## Title

We understand the property is held Freehold.

## Building Energy Rating (BER)

BER Rating G

BER Number: 111262739462.21 kWh/m<sup>2</sup>/yr

## VAT

There is no VAT charged on the sale of the property

## Solicitor Details

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