



DAPHNE KAYE
& ASSOCIATES



**READY TO GO SITE WITH FULL PLANNING
PERMISSION TO DEMOLISH EXISTING AND
CONSTRUCT A NEW RESIDENCE OF
c. 267 SQ M (2,873 SQ FT)**

10 Ulverton Road

Dalkey,
Co. Dublin



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The important sale of 10 Ulverton Road represents a rare opportunity to acquire a derelict property in the heart of Dalkey with Full Planning Permission to demolish the existing structure and construction of a new dwelling. The ready to go permission granted by An Bord Pleanala provides for the construction of a detached 2 storey residence of c. 267 sq m (2,873 sq ft) standing on a level site of c. 0.14 acre (0.056 ha). This prime location is within a leisurely stroll of Dalkey Village and its many amenities and within easy access of the DART station. There is the valuable benefit of off street car parking.



PLANNING SPECIFICATIONS

- Planning Authority Reg. Ref. - D16A/0890
- An Bord Pleanala Ref. - PLO6D.248431
- Zoning – Zoned Objective A “to protect and/or improve residential amenity”
- Site Area: c. 0.14 acre (0.056 ha)
- New Dwelling: 2 storey in part extending to c. 2,873 sq ft (267 sq m)
- Site Coverage: site coverage of 37%

FEATURES

- Prime Dalkey Village location
- Short walk to the DART station
- Extensive road frontage of c 15.3 m.
- Off street car parking

ACCOMMODATION OF EXISTING PROPERTY

Entrance Hall:

7.42m x 1.93m (24' 3" x 6'3")
with timber floor

Guest Cloakroom with W.C.

Livingroom/Diningroom 5.71m x 4.32 (18'7" x 14'2")
Fireplace.

Door to Sun Terrace

Kitchen 3.32m x 3.11m (10'8" x 10'2")
with range of fitted units, stainless sink and larder.

Breakfastroom 2.70m x 2.36m (8'8" x 7'7")

Utility room 3.21m x 1.72m (10'5" x 5'6")

Bedroom 1 4.43m x 4.24m (14'5" x 13'9")
with timber floor, fireplace. Door to Bathroom.

Bedroom 2 5.65m x 4.01m (18'5" x 13')
Timber floor. Fireplace. Door to storage room.

Bathroom 3.42m x 1.64m (11'2" x 5'3")
Cast iron bath, w.c. and w.h.b.

STAIRS TO FIRST FLOOR

Study 4.32m x 3.08m (14'0" x 10'0")
Fireplace.

Bedroom 3 3.35m x 2.72m (10'9" x 8'9")
Timber floor and sink.

STUDIO

Kitchenette 3.60m x 1.17m (11'8" x 3'8")

Livingroom/Bedroom 4 3.79m x 3.70m (12'4" x 12'0")

Bathroom 3.0m x 1.67m (9'8" x 5'4")

OUTSIDE

Front Garden 75 ft x 49 ft. max.

Rear yard
with storage shed.

BER DETAILS

BER G
BER No. 107993982
Energy Performance Indicator: 945.99 kWh/m/yr

VIEWING BY APPOINTMENT





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