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62 Dodsboro Cottages, Lucan

Starting Bid: €495,000.00

For sale by Team Lorraine Mulligan of REMAX Results via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsold.ie. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are delighted to present this fabulous piece of real estate with a 3 bed semi-detached house to the front with the site divided with planning permission for a stunning 4 bed detached home spanning to. C.197 sqm in the back.

A rare opportunity awaits at 62 Dodsboro, Lucan—a charming three-bedroom, two-storey semi-detached home that’s ready to be loved again. This property holds immense potential, offering the discerning buyer the chance to restore, modernize, and upgrade while preserving its original character. With investment in reinsulation and refurbishment, this home could be transformed into a cozy, stylish residence in one of Lucan’s most sought-after locations.

Boasting front, side, and rear gardens, this home offers ample outdoor space, perfect for landscaping or future expansion subject of course to the relevant planning permission. The rear garden has been subdivided, and the property comes with full planning permission to

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construct a stunning, energy-efficient A BER-rated, 197 sqm detached four-bedroom family home with an attic conversion.

The new-build home’s rear garden will back onto Shackleton in Adamstown, further enhancing its appeal for families looking for modern living in an established community. This is an exceptional investment opportunity, whether you're looking to renovate the existing home, develop the approved new build, or create a dual-living setup with significant future value.

Key Features:
Charming 3-bed, 2-storey home with character and potential
Front, side, and back gardens offering space and versatility
Full planning permission for a stunning 197 sqm, 4-bed detached home with an attic conversion
Back garden of the new build backs onto Shackleton in Adamstown
Ideal for those looking to restore a character home or build a dream modern residence
Located in the heart of Lucan, a highly desirable and well-connected area

This is a golden opportunity for homeowners and investors alike to put their stamp on a unique property, whether through renovation or new development. Lucan, a vibrant suburb in West Dublin, offers a comprehensive range of infrastructure, educational institutions, sporting amenities, and shopping centres, making it an ideal location for families and individuals alike. Don’t miss the chance to create something truly special in a prime Dublin location!

DOWNSTAIRS ACCOMMODATION

HALLWAY:
Carpet.

SMALL GALLEY KITCHEN: 2.94m x 2.12m
Light fitting, curtains, fitted kitchen with wall and base units, stainless steel sink, area fully plumbed, 4 plate gas hob, oven, storage press, floor covering. Extractor fan, French doors leading to the garden area, wooden floor.

BEDROOM 3: 4.12m x 2.63m
Original open fireplace, curtains, carpet.

DOWNSTAIRS SHOWER ROOM:
Light fitting, W.C., W.H.B., “Triton” shower, wall tiles and floor covering.

SECOND L SHAPED HALLAY TO THE REAR: 3.32M X 1.66M
Floor covering, and door leading to the garden.

UPSTAIRS ACCOMMODATION

BEDROOM 1: 3.98m x 3.49m
Light fitting, curtains, hot press, original open fireplace.

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BEDROOM 2: 3.98m x 2.63
Light fitting, curtains, original open fireplace, fitted wardrobe.

SERVICES: Mains water, mains sewerage, electricity, high speed broadband availability in the area

HEATING SYSTEM: Natural gas central heating.

BER DEATAILS
BER G / BER no. 118198597

NEW HOUSE

PLANNING APPLICATION FORM: SD23A/0345

PLANNING INFORMATION:
Construction of a two-storey detached dwelling with an attic conversion. New vehicular entrance at the rear of the existing site accessed from Shackleton Way roadway.

SITE AREA OF NEW BUILD: C.08HA

GROSS FLOOR SPACE OF PROPOSED WORKS: C.197SQM

TO VIEW OR MAKE A BID Contact Team Lorraine Mulligan of REMAX Result or iamsold, www.iamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.

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