

Amanda Cooke
7 Rochfort Grove
Lucan
Co Dublin

26 October 2022

Our Ref: ms

RE: 7 Rochfort Grove, Lucan, Co Dublin

Dear Amanda,

As instructed by you we recently inspected the detached double garage and office with the object of reporting generally should you get planning permission for change of use from a double garage and office to residential use in my opinion this would not affect the value of any other properties in the development.

The property is situated within a cul-de-sac, off Castle Road and within c.5 kms of the Lucan village centre. The area is basically residential in character, schools, churches, shopping and transport facilities are all convenient.

Our letter is intended solely for the information of our client and consequently, Smith Curley Estate Agents ltd cannot be held liable to any third party whatsoever for the contents of this letter or any part thereof.

We trust that the above comments are of assistance to you, should you have any queries please do not hesitate to contact us.

Yours sincerely

Smith Curley Estate Agents Ltd

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