

Kilcooney, Ballinamult

c. 15 acres – 5.94 hectares Prime Roadside Lands

With derelict residence and slated outbuildings.

- All in permanent pasture with ample road frontage in two main divisions.
- Within 1 mile of main Dungarvan - Clonmel Road. Clonmel, Dungarvan, Youghal and Cappoquin are all within easy driving distance.
- Cork city – 70 minutes drive. Waterford 50 minutes.
- Within walking distance of **Touraneena** village.
- Ideal site for a residence, subject to necessary consent.
- Mains water and electricity adjacent.

Situated in this scenic area and enjoying excellent view of the mountains and surrounding countryside, this property could extend an existing holding or provide an opportunity to develop a residence with stables and adjacent paddocks.

For further information, maps etc – Contact the Auctioneers.

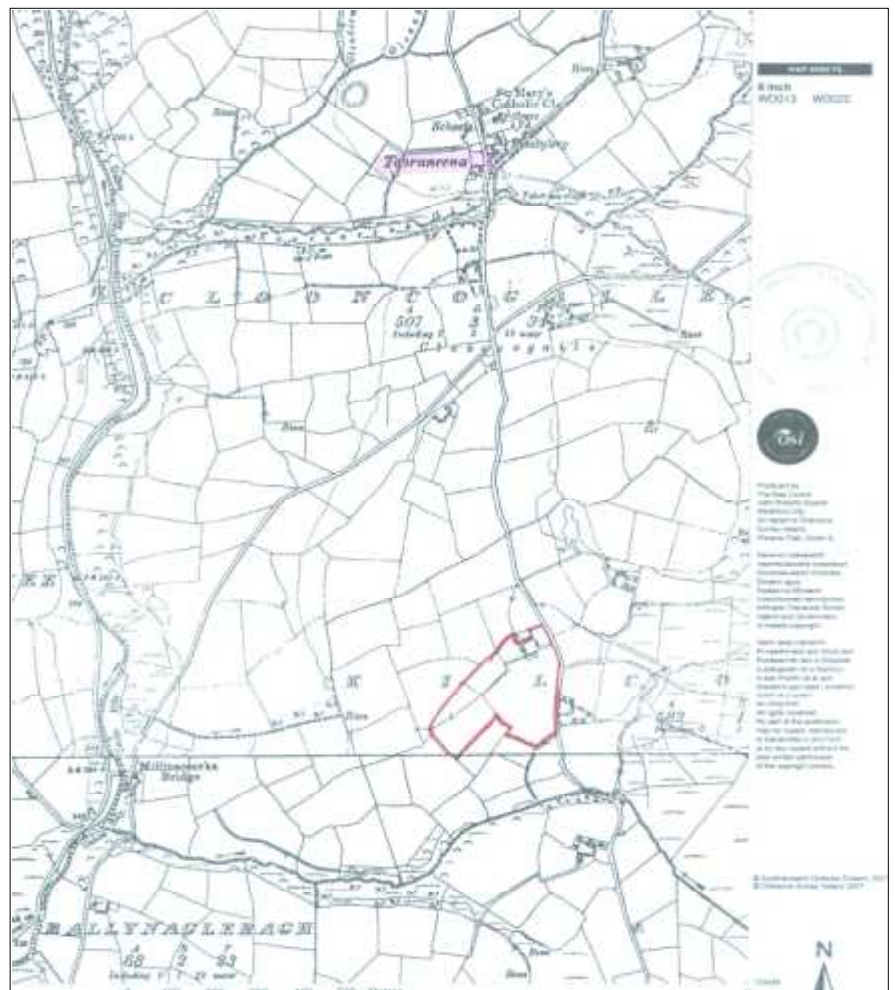




Directions: From Dungarvan, take road for Clonmel out by Master McGrath monument, travel for approximately 6 miles to petrol station at Beary's Cross. Continue for approximately 1 mile, take left turn for Touraneena at first 4-cross roads after garage.

Travel down this road, at T-junction take left turn (*right turn goes to Touraneena village*).

Travel over this road for approximately 0.75 miles, property is signed on right hand side. Sign is at entrance to land.



Guide Price: In excess of €15,000 per acre.