

# Lackendarra, Ballinamult

## READY TO GO OPPORTUNITY

### *0.30 hectare (0.75 acre) Roadside Site with Full Planning Permission for Dormer Residence*

- Full planning permission granted for Dwelling House with roof windows.
- Prime location – within 2 miles of main Clonmel – Dungarvan Road at Beary's Cross.
- 20 minutes – Clonmel. 15 minutes – Dungarvan.
- The site enjoys excellent rural view over surrounding countryside.

**Guide Price:** Region of €70,000 - €75,000

**Directions:** From Dungarvan – Take main Clonmel road from *Master McGrath* monument. Travel approximately 6 miles to Petrol Station at Beary's Cross. Turn right at Beary's Cross, follow road for approximately 1.5/ 2 miles. Site is on left hand side of road across from entrance to *Lackendarra Lodge*.



