

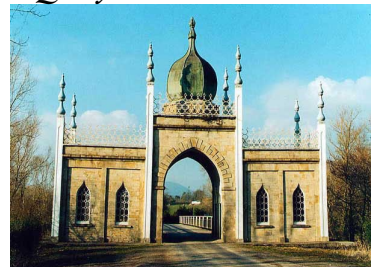
WEST WATERFORD

Villierstown, Cappoquin.

3.5 ACRE SITE



- Just outside village in a mature woodland setting.
- With ample road frontage, in addition there is a stream running along one side of the property.
- Ideal location for a residence where building can be sited amongst mature trees.
- Within easy reach of *Blackwater River* – at *Villierstown Quay* and *Dromore Quay*.
- Inspection highly recommended. Property can be sold subject to Planning Permission for a residence.



Directions: From **Villierstown** take road for **Aglish**. Follow this road veering right over *Aughaclareen Bridge*. The property is on the left hand side just over the bridge – this road continues onto *Dromore Quay*.

Guide Price €150,000.00

Opportunity to acquire a large site in a mature setting on the outskirts of the picturesque village of **Villierstown** on the banks of the River Blackwater.

Easy commuting distance of **Cappoquin, Lismore, Dungarvan** and **Youghal** making this an ideal base for the discerning customer looking for a rural West Waterford base.

Water Sports:- Enthusiasts can enjoy a range of activities such as Jet-Skiing, Canoeing and Kayaking from **Villierstown Quay** with a broad range of additional water sports available in the nearby towns of **Dungarvan** and **Youghal**.

Golfers can avail of facilities at the nearby **West Waterford Golf Club** along with 18 hole courses at **Dungarvan, Gold Coast, Youghal** and a 9-hole course at **Lismore**.

Finnisk Valley Riding School, Colligan Equestrian Centre and the Ballyrafter Equestrian Centre in **Lismore** are all within a short driving distance.

Primary schools are available in either **Villierstown** or **Aglish** with a bus service to *Blackwater Community School* in **Lismore** providing secondary education.

