

Tinalira, Ballinamult Dungarvan

READY TO GO OPPORTUNITY

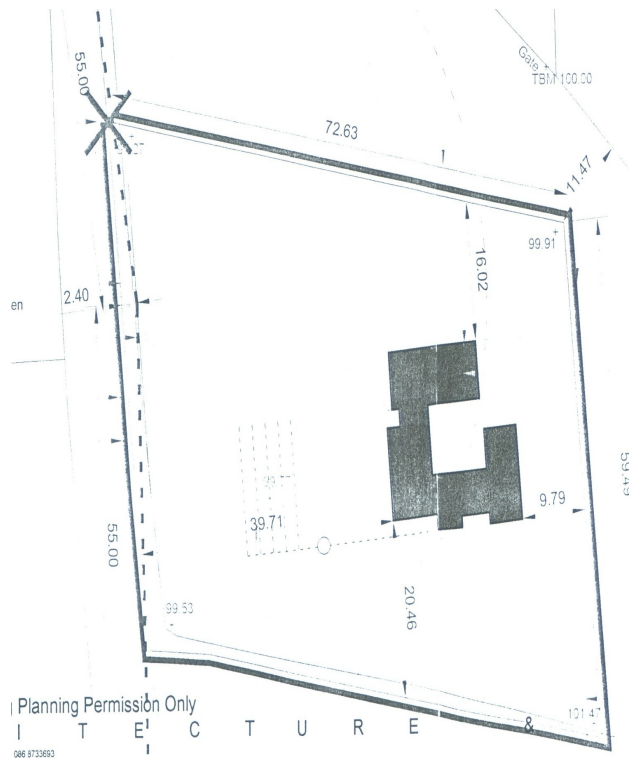
0.4 hectare (1 acre) Roadside Site with Full Planning Permission for Single Storey Residence

- Full planning permission for 248 sq. m bungalow (2,650 sq ft.)
- Prime location – within 1 mile of main Clonmel – Dungarvan Road at Beary's Cross.
- 20 minutes – Clonmel. 15 minutes – Dungarvan.
- Within a mile of **Touraneena** village, church, school, pub and shop. Vibrant community centre.
- The site enjoys excellent rural view over surrounding countryside.

Reduced Reserve: *Region of €85,000*



Directions: From Dungarvan – Take main Clonmel road from *Master McGrath* monument. Travel approximately 6 miles to Petrol Station at Beary's Cross. Turn left – travel down this road for approximately 0.75 miles to Y junction. Turn sharp right. Site is approximately 0.25 miles from here on right hand side. The site is in field next to yellow bungalow and sheds. *See attached map.*



Planning Permission Only
 I T E C T U R E
 086 8733693
 Drawing: Site Layout Map
 Permission: All Structural details to be in accordance with Structural Engineers design and detail. All work to be carried out in accordance with the current Building Regulations and is the responsibility of the contractor. Report any discrepancies in drawings to Architectural Designer and obtain instructions before work commences. Check all dimensions on site.

