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Boro Road

Anglesboro • Co. Limerick

BER A



Guide: €350,000

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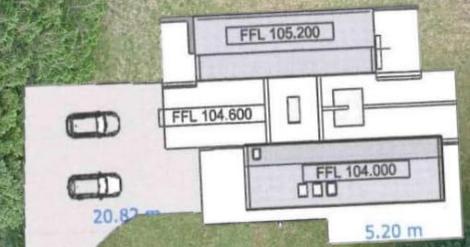
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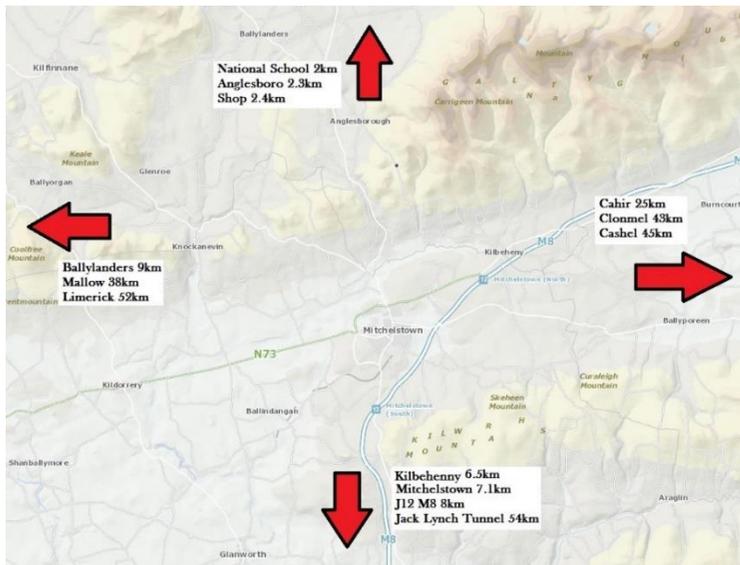
Features



For Sale by Private Treaty

Superb New A Rated family home available to purchase off plans by renowned architects & experienced contractors whom are registered for the first-time buyer grant. The property occupies an unrepeatable c.0.90 site which was once part of the holding of Major General Donnadh O'h-Annagáin & affords the property a tremendous character & legacy in an area of outstanding natural beauty less than 10minutes from the town centre & M8 motorway.

- 5-bedroom house-full planning permission.
- No residency clause/applicant restriction with this project.
- C.2471 sqft/ 229.56m²
- Scenic elevated site. C.0.90 of an acre.
- 8 minutes from Junction 12 of M8 Motorway.
- 7 minutes from Mitchelstown town centre.
- 35minutes to the Jack Lynch Tunnel.
- 2km from shops and schools.



Accommodation

(Ground floor)

Entrance hallway
5.30m x 4.25m
17' 5" x 13' 11"

Livingroom
5.75m x 4.64m
18' 10" x 15' 3"

Bedroom 1
(Study)
4.36m x 3.25m
14' 4" x 10' 8"

Kitchen/ Dining room
13.64m x 4.54m
44' 9" x 14' 11"

Under stairs Pantry

Boot room
2.97m x 2.71m
9' 9" x 8' 10"

WC/Utility
2.71m x 1.57m
8' 11" x 5' 2"

Bedroom 2
5.30m x 5.13m
17' 5" x 16' 10"

Ensuite
3.64m x 1m
11' 11" x 3' 3"

(First floor)

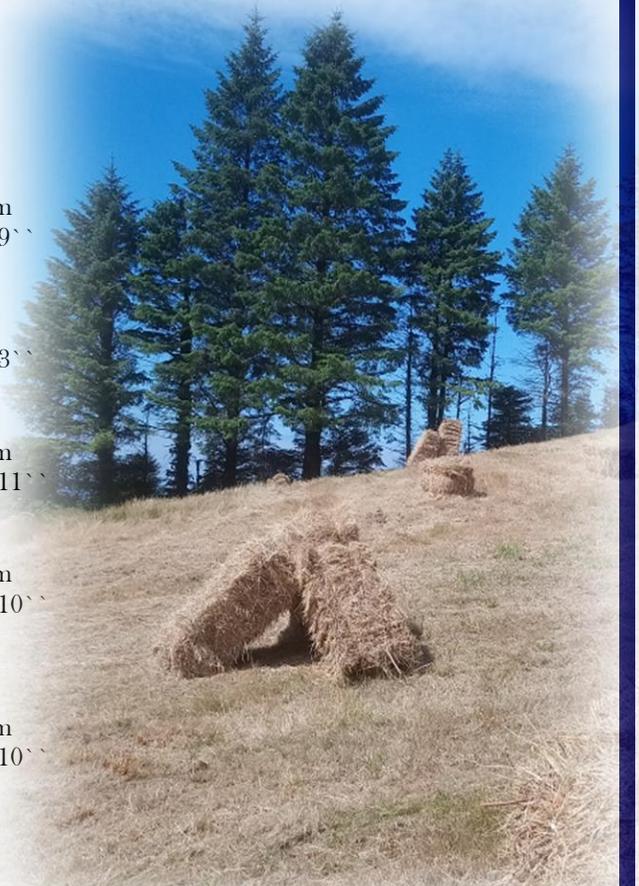
Bedroom 3
(Master)
4.64m x 3.89m
15' 3" x 12' 9"

Ensuite
3.64m x 1m
11' 11" x 3' 3"

Bedroom 4
4.11m x 3.64m
13' 6" x 11' 11"

Bedroom 5
4.64m x 3.90m
15' 3" x 12' 10"

Bathroom
3.64m x 2.99m
11' 11" x 9' 10"



Donncadh Ó h-Annagáin

Born in the house that once formed part of this site in 1887, Donncadh O'h-Annigan was one of the foremost leaders in the War of Independence and is credited with the establishment of the first Flying Column Active Service Units ever & led the East Limerick Brigade of the IRA during the War of Independence. Donncadh was the youngest of seven children whom through a scholarship in Albert College ended up in Dublin with a spell in Louth during 1916 training volunteers.

Unveiled by Senator Labhrás Ó Murchú, the plaque on the bridge in memory of Donncadh has been described as a symbolic gesture to a man who took the pro-Treaty side in the Civil War but spent the rest of his life endeavouring to heal wounds between old comrades.

Ó'h-Annagian became a key figure in establishing the Irish Defence Forces, during which time he rose to the rank of Major General. Later, he took up a civilian position with the Department of Defence.

One of the “stories” that arose during our research was that of Donncadh having disguised himself as a priest to visit republican prisoners in Limerick.

In the book “Limericks Fighting Story” he wrote
“ I wish to avail of this opportunity to pay tribute to the parish of Kilbehenny and Anglesboro [Gleann na gCreabhar], to the slopes of whose mountains we occasionally retired for rest and recuperation. . .”



Building Energy Rating



Estimated on completion.

Directions

Leave Mitchelstown on the R513 Limerick Rd.
(Passing Aldi distribution centre on the LHS)



Pass Tractors on RHS (after 2km) and take the next right turn.

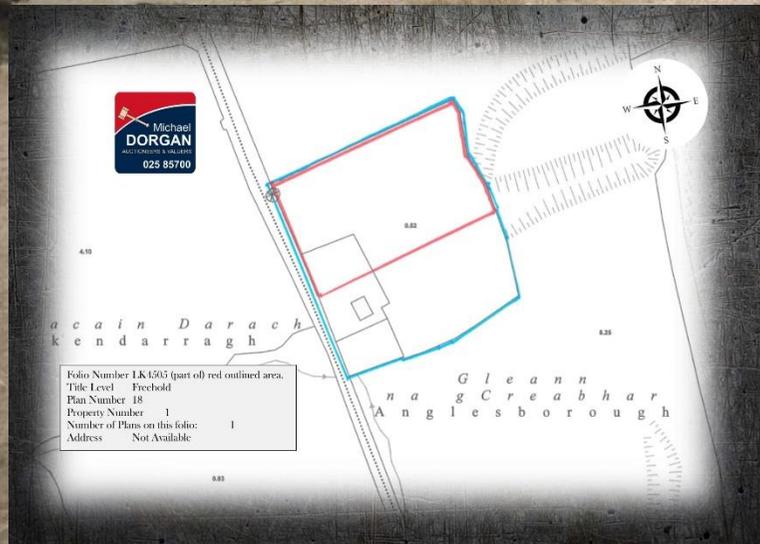


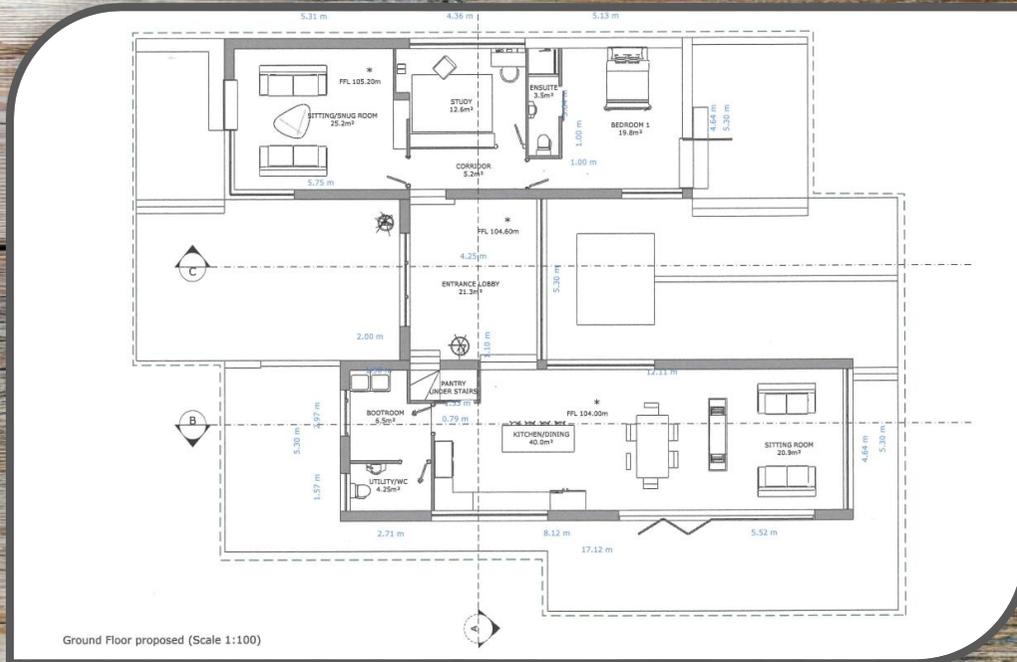
Turn left after 1.7km
(This is the third left after you leave the main R513 Main Rd).



The property is on the RHS after 2.8km

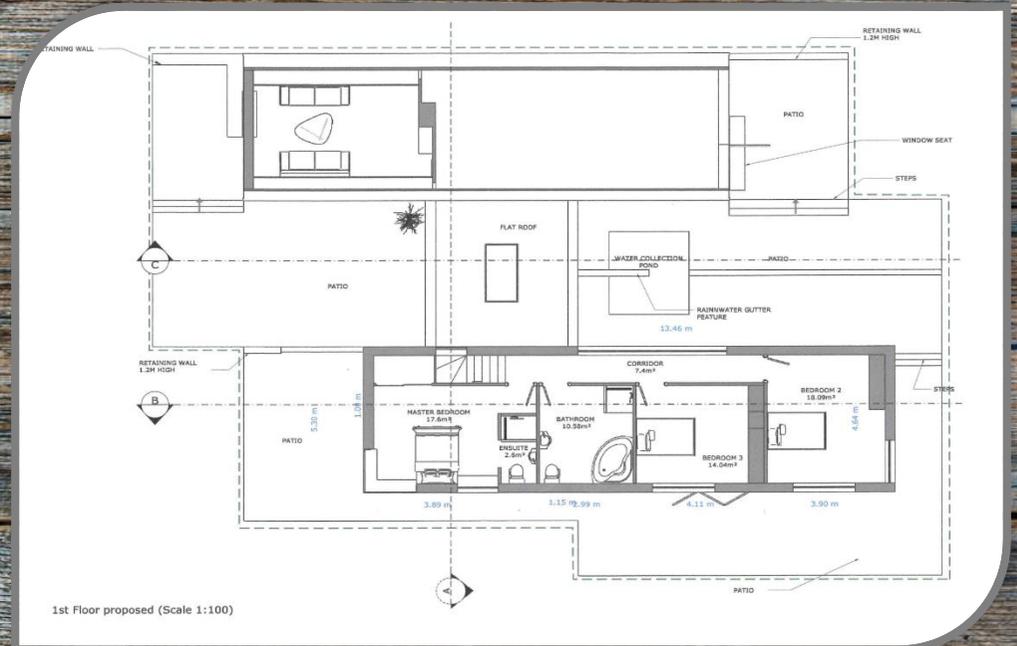
Site





Ground Floor proposed (Scale 1:100)

Ground floor



1st Floor proposed (Scale 1:100)

First floor

Viewing

Strictly by appointment with sole agent.

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