

For Sale by Private Treaty

# Angelsboro Village

Co. Limerick



**C.1/2 Acre Site Subject to planning**

**Guide €55,000**

Seldom do such opportunities arise, Michael Dorgan Auctioneers & Valuers are delighted to present this well positioned site at the foot of the Galtee Mountains. Located in Angelsboro village just 10mins from Mitchelstown & the M8 motorway. Viewing strictly by appointment with sole agent:

# Location



Located just off the R513 Limerick Rd in the heart of Anglesboro Village, a stones throw from the amenities of Mitchelstown & Fermoy. Cahir & Clonmel are all within a short drive. The M8 Motorway is easily accessed at Junction 12 (10 minutes), with the property just 45minutes from the Jack Lynch tunnel. Despite such convenience the site benefits greatly from a picturesque scenic location at the foothills of the Galtee Mountains with the most superb countryside views. Fishing, hill walking & equestrian activities are all prominent close-by.



# Description...

- C.1/2 Acre of site sold subject to planning permission.
- Adjacent services.
- Unrivalled mountain views.
- Walking distance of shop, church, pub & school.
- 10Minutes from Mitchelstown & M8.
- 45minutes from the Jack Lynch tunnel.



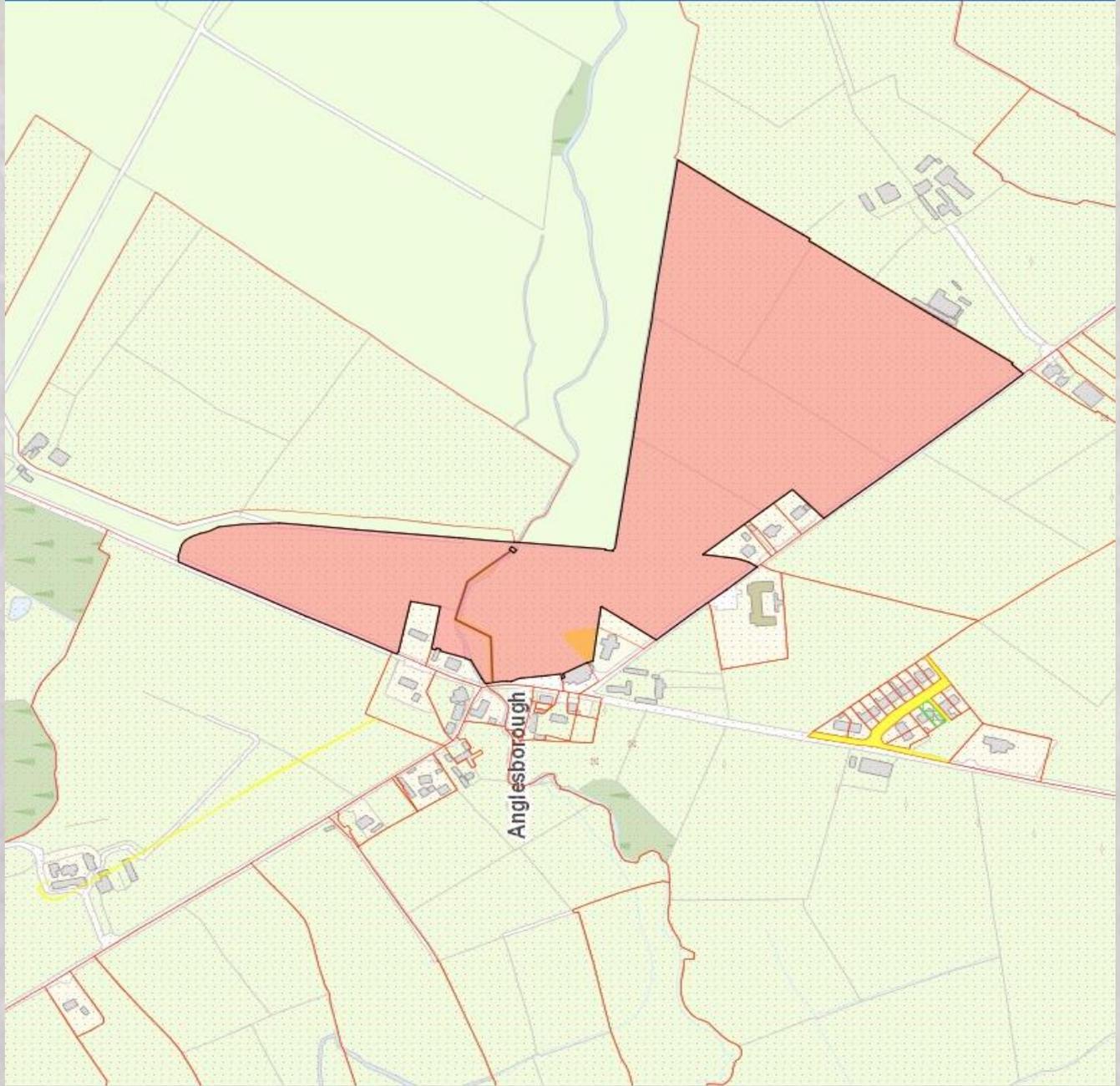
# Documents:

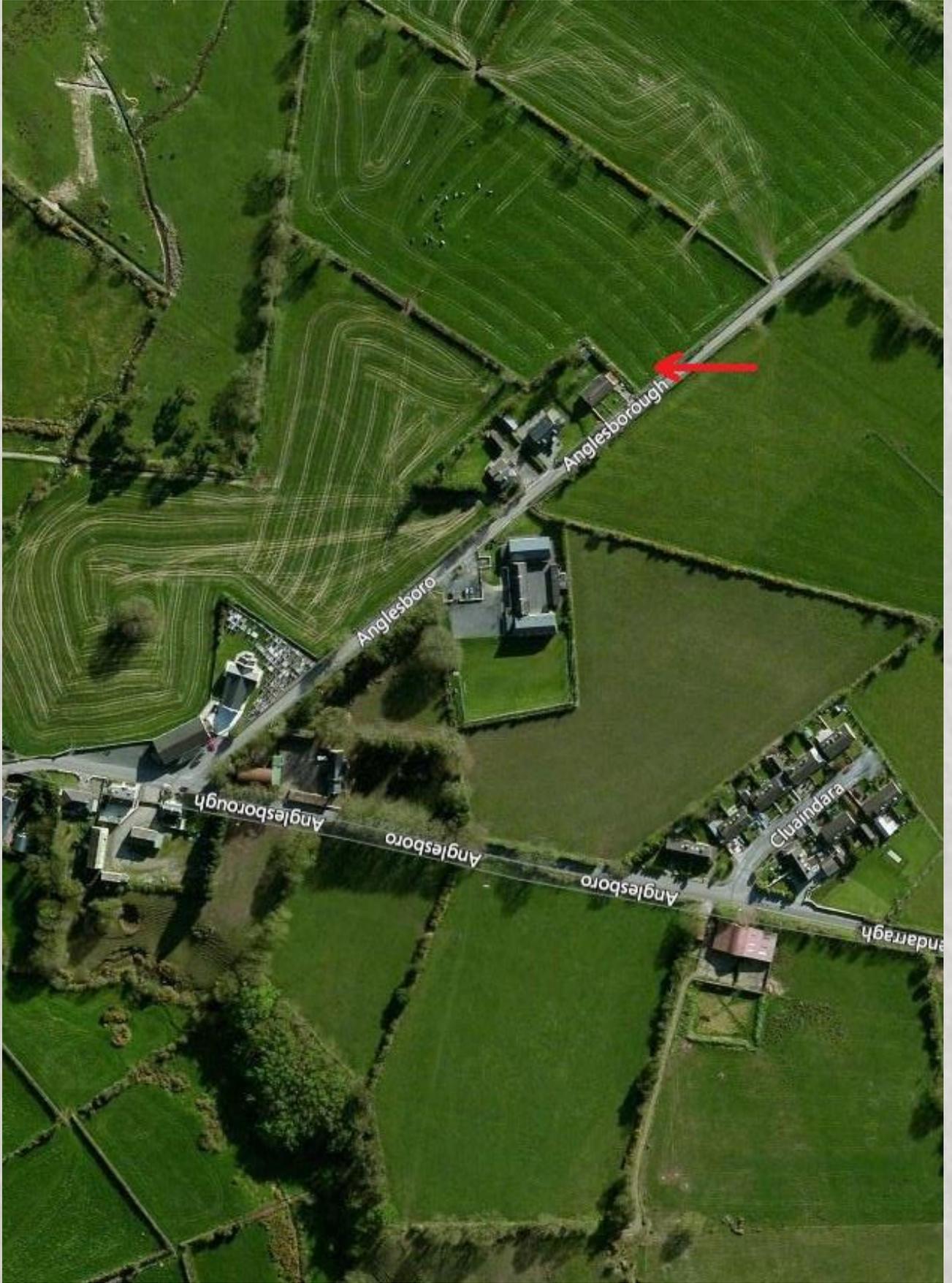
## Property Details

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Folio Number	LK26397
Title Level	Freehold
Plan Number	8
Property Number	1
Area of selected plans	13.17 hectares.
Number of Plans on this folio:	3
Address	Not available.

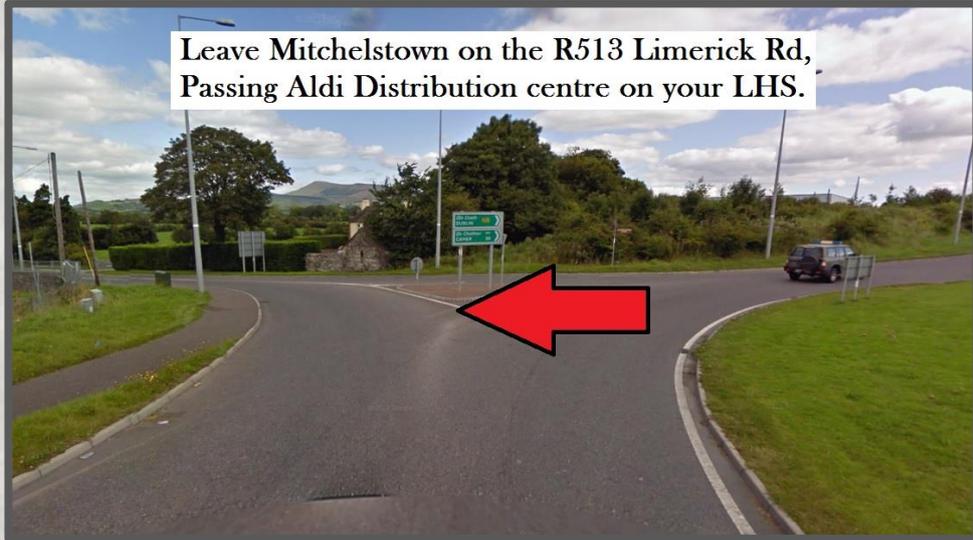
For illustration purposes only.





# Directions:

Leave Mitchelstown on the R513 Limerick Rd,  
Passing Aldi Distribution centre on your LHS.



After 6kms turn right for Anglesboro.



Turn right at Hall (Kilbehenny Rd)





# Terms:



**Guide: €55,000**

This property is being offered for sale by private treaty. Terms are available and to be negotiated on application with sole agents:

Michael Dorgan Auctioneers &  
Valuers  
Baldwin Street  
Mitchelstown  
Co. Cork

(025) 85700

Email: [Info@michaeldorgan.ie](mailto:Info@michaeldorgan.ie)

**Viewing:** Strictly by Appointment.

## **Building Energy Rating**

BER: N/A

BER No.

EPI: kWh/m<sup>2</sup>/yr

Full BER Certs & Advisory reports available on request.



The above particulars are issued by Michael Dorgan, Auctioneers & Valuers on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars but the company do not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to vendors. These particulars do not form any contract for Sale subsequently entered into.