

Carrigeen

Kilbehenny • Mitchelstown • Co. Cork

BER Pending



2 Bedroom Detached House on C.30 acres of Land

Guide €120,000

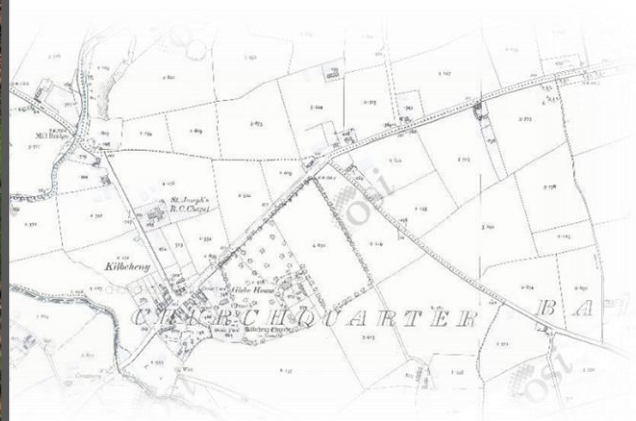
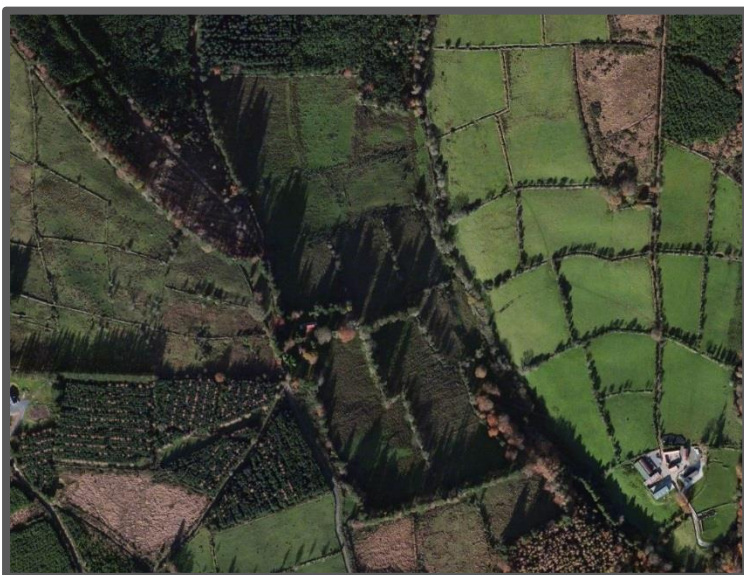
Michael Dorgan Auctioneers & Valuers are delighted to present this rare opportunity to purchase a significant small holding. Located just outside Kilbehenny village, Less than 5minutes from the M8 Motorway & 40minutes from the Jack Lynch Tunnel. The property can boast a generous site with superb mountain views & is ideal for further development without the constraint of residency clauses.

Viewing recommended & strictly by appointment with agent.

Location:



Located 5km Kilbehenny village, a stones throw from amenities, 10minutes from Mitchelstown, Cahir & Clonmel are all within a short drive. The M8 Motorway is easily accessed at Junction 12 (5 minutes), with the property just 40minutes from the Jack Lynch Tunnel.

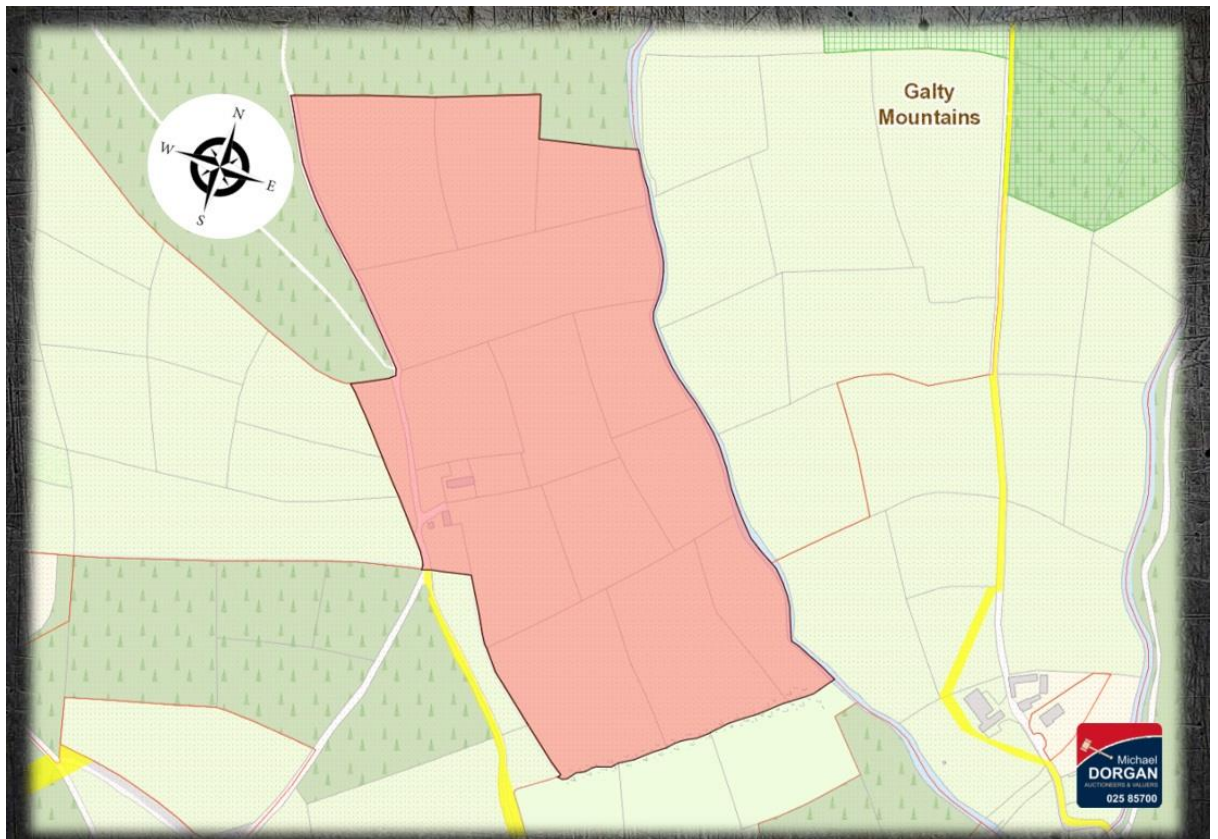


Location Map

Description:

- C.30 acres of land laid out in 11 divisions.
- Derelict farmhouse.
- Range of outbuildings.
- Stream on northern boundary.
- 40minutes from Jack Lynch Tunnel





Directions:





CARRIGEEN

KILBEHENNY

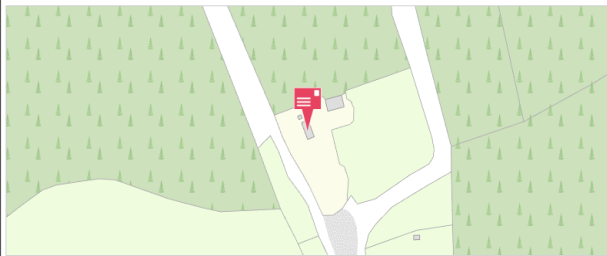
Eirecode for neighbouring property,
the property for sale is 1.3km from here.

MITCHELSTOWN

CO. LIMERICK

P67 EH59

The property for sale does not have an eircode, this
eircode belongs to a neighbouring property closest to
the property for sale, please follow the physical "Michael
Dorgan" pointer signs from here to the subject property.



587540 mE, 620540 mN

The Property
Registration Authority
An tÚdarás
Clárúcháin Maoine
Folio: LK22505



This map should be read in conjunction with the folio.

Registry maps are based on OSI topographic mapping. Where registry maps are printed at a scale that is larger than the OSI published scale, accuracy is limited to that of the original OSI map scale.

For details of the terms of use and limitations as to scale, accuracy and other conditions relating to Land Registry maps, see www.pral.ie.

This map incorporates Ordnance Survey Ireland (OSI) mapping data under a licence from OSI. Copyright © OSI and Government of Ireland.

(centre-line of parcel(s) edged)

Freehold

Leasehold

SubLeasehold

Burdens (may not all be represented on map)

Right of Way / Wayleave

Turbary

Pipeline

Well

Pump

Septic Tank

Soak Pit

A full list of burdens and their symbology can be found at:
www.landdirect.ie

The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent. (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.

1:2500 Scale
Scale
Page 6 of 6



Terms:



Guide: €120,000

This extensive property is being offered for Sale by private treaty. Terms are available and to be negotiated on application with agent:

Michael Dorgan Auctioneers & Valuers
Baldwin Street
Mitchelstown
Co. Cork

Joint Agent: JJ O'Brien & Son
Lower Cork Street, Mitchelstown Co. Cork

(025) 85700

Email: Info@michaeldorgan.ie

Viewing: Strictly by Appointment only.



BER Pending

Building Energy Rating

BER: Pending

BER No.

EPI: kWh/m²/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.

Information gathered from public sources may be subject to copy write, we are happy to acknowledge same if it becomes known to us.

Any form of this brochure may not be reused without our prior permission