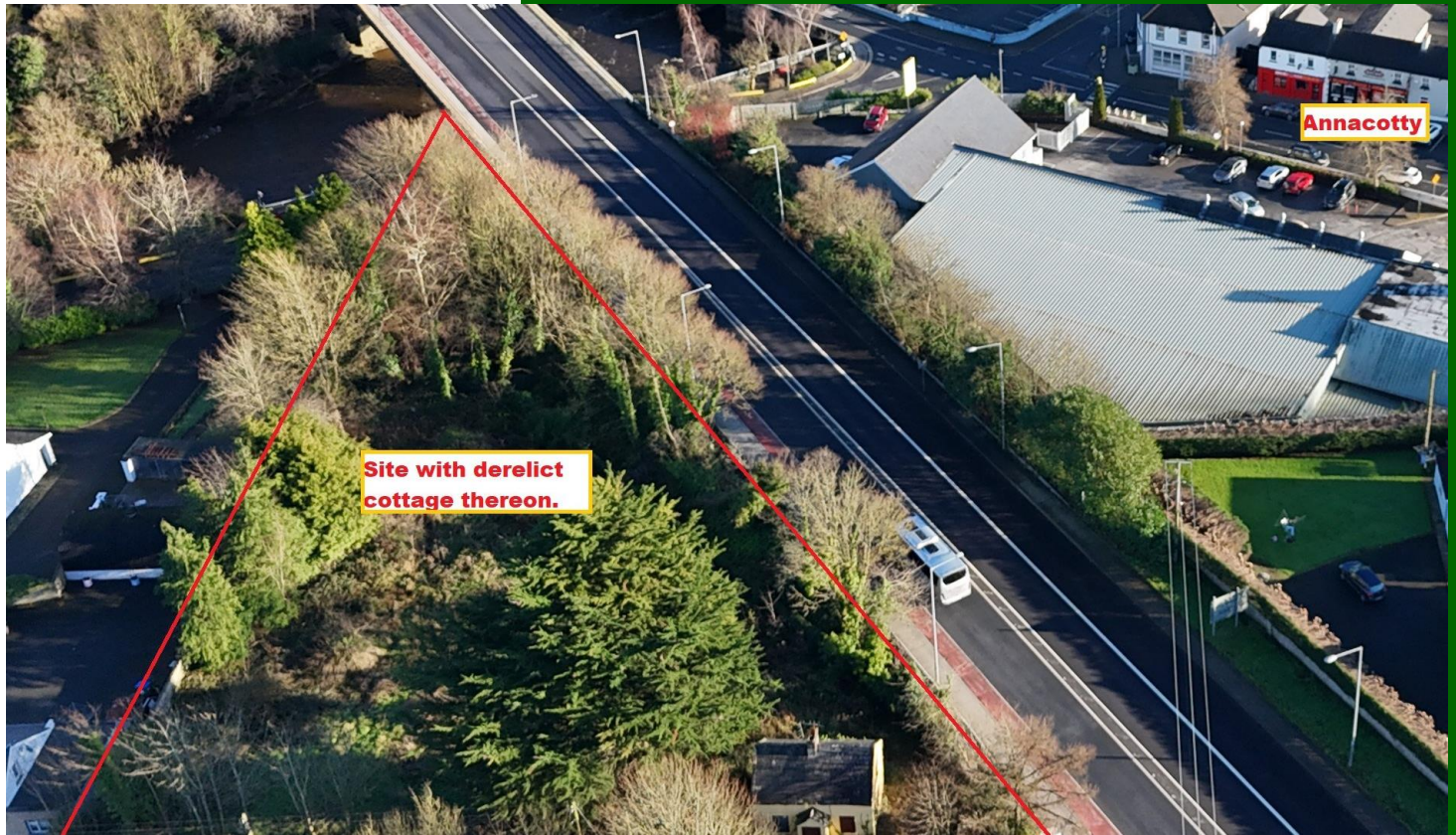




Mulcair Drive, Annacotty, Limerick



Guide Price €150,000





GVM announce to the market a wonderful opportunity to acquire a derelict cottage with the benefit of full planning permission approved in December 2023 for the construction of two storey detached residence and garage. (Planning ref no 23/135). The style of the proposed two residence is very chic and contemporary in keeping with modern day living requirements.

This could be changed or resized if required. This overall site extends to Circa 0.254 hectares (0.62 acres) and enjoys frontage to Mulcair Drive and the old main Dublin Road (R445).

This is a unique opportunity to acquire a "shovel ready" site in one of Limericks most sought after locations a very short walk from all the much acclaimed local amenities. Just a few minutes drive away is The University of Limerick, Plassey Technological Park, renowned primary and secondary schools, a recreation park, great shops, gyms, chic coffee shops and welcoming gastro pubs and restaurants.

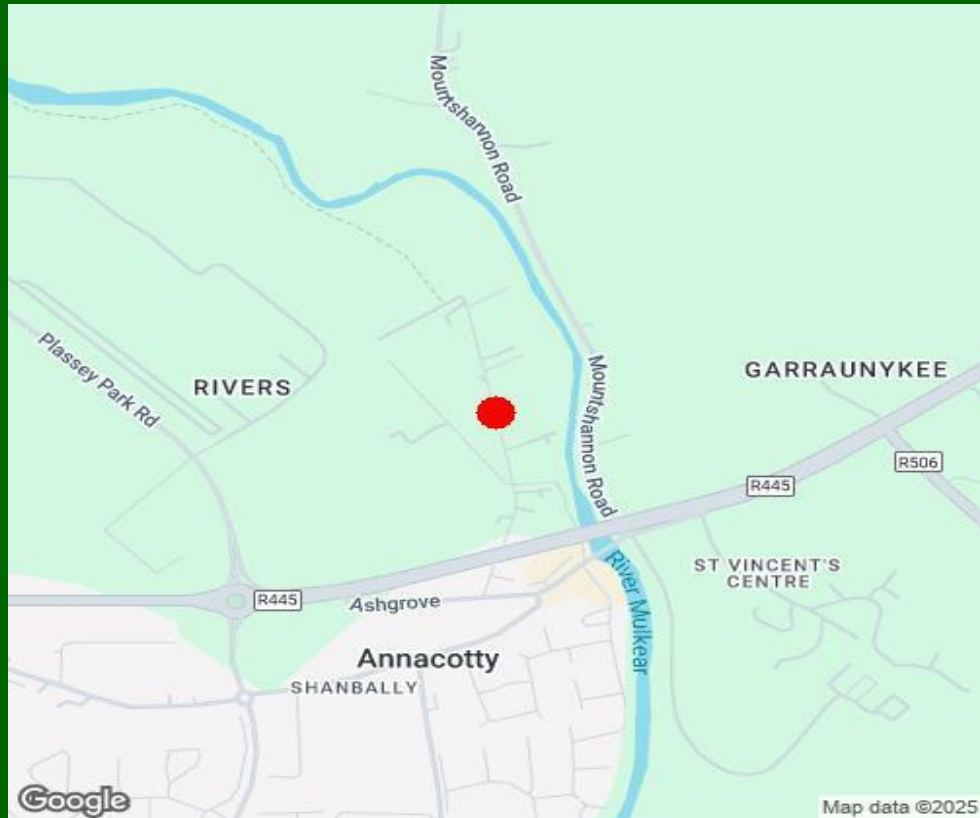
There is very easy access to the nearby Motorway and meandering local walkways and cycle lanes along the local riverbank.

Full details on request. Call Tom Crosse 087 2547717 or John O Connell 087 6470746

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Features:

- Full planning approved and very much shovel ready
- Magnificent location
- Sensible price point
- Good frontage
- Within 5 minutes walk of Annacotty
- Inspection recommended



Property Directions:

No Eircode. located on the main Limerick/Dublin Road directly on the left hand side directly across the road from Annacotty village. GVM sign thereon.

Agent Information:

Contact Tom Crosse Mobile :- 087-2547717

Email :- tomcrosse@gvm.ie

Disclaimer

These particulars do not form any contract and are for guidance purposes only. Computer generated images, maps and plans are not drawn to scale and measurements are approximate and for guidance only. Intending purchasers must satisfy themselves as to the accuracy of detail given to them verbally or as part of this brochure. Such information is given in good faith and believed to be correct. However neither the vendor nor their agents shall be held liable for any inaccuracies therein.

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