

**Site No's 1, 2 and 3**  
**Tuairin Glas**  
**Greenfields,**  
**Ballincollig,**  
**Co. Cork.**

**Residential Sites**  
**Being sold subject to planning permission**



Tuairin Glas has been developed to provide a number of sites at the front of the development with a mix of house types in the development to the rear which was developed approximately 10 years ago. They are in an excellent location just off the Ballincollig by-pass just minutes from the City Centre and the South Ring Road Network. Within walking distance of Ballincollig town centre, each site is being sold subject to planning permission being granted for a detached dwelling.

**Location**

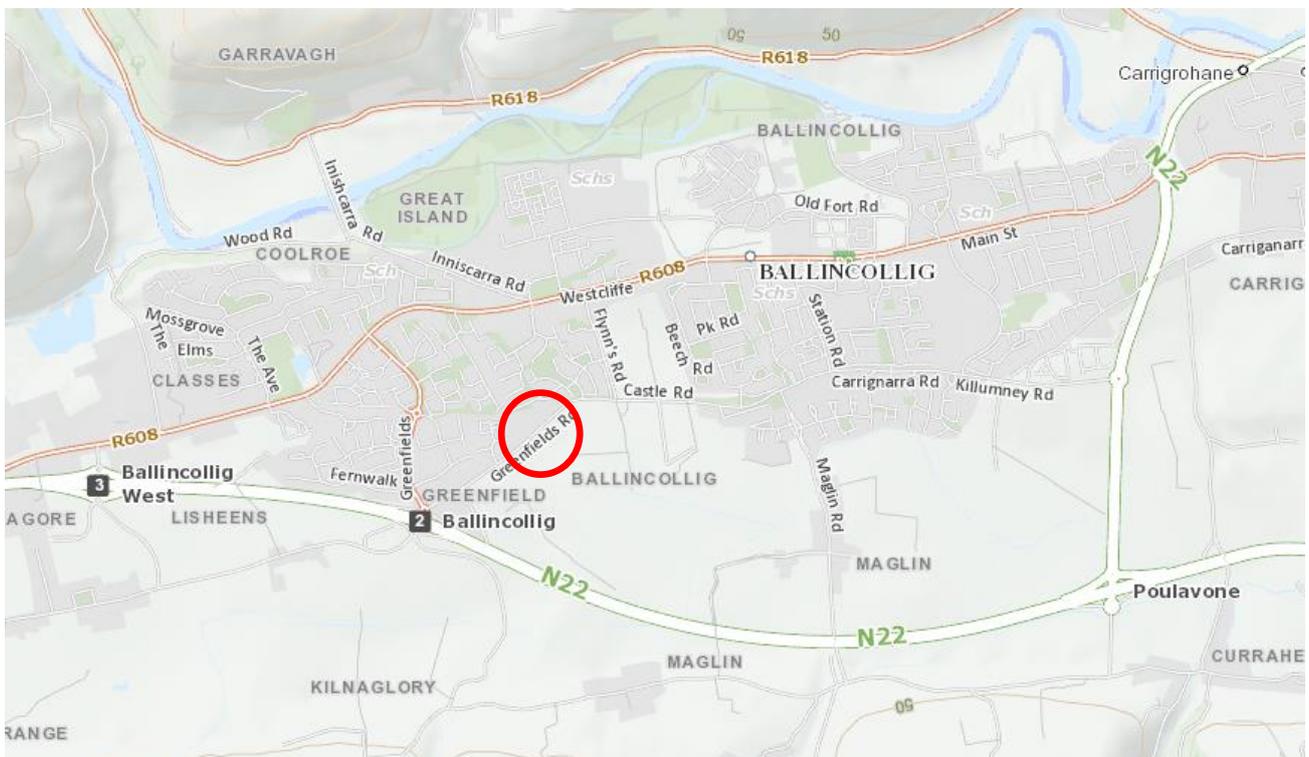
These sites are strategically located on the Woodberry Road within a short distance of the N22 (Ballincollig by-pass) and within easy commuting distance of Cork City, CIT, CUH etc. Situated west of Cork city the property is accessed by taking the Ballincollig by-pass/Killarney road from the South Ring Road network, taking the second exit off the N22 for Ballincollig West and proceeding over the flyover taking the second exit off the next roundabout for Woodberry Road. Continue on straight, and the sites are located on the left-hand side immediately after the entrance to Tuairin Glas. Ballincollig village and all its amenities are within walking distance.

**Site Breakdown**

Site No.	Approximate Area	AMV	Status
1	c.0.36 acres	€ 225,000	Available
2	c.0.31 acres	€ 225,000	Available
3	c.0.31 acres	€ 225,000	Available

**Services:** We understand that mains water, mains sewer and mains storm connections are available.

**Negotiator:** Robert O’Keeffe. Tel: 086 2469204 / 021 4277606. Email: [robert@irishanduropean.ie](mailto:robert@irishanduropean.ie)



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### Site layout



**For location identification purposes only**

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