

# Tinalira, Ballinamult Dungarvan

## READY TO GO OPPORTUNITY

### *0.4 hectare (1 acre) Roadside Site with Full Planning Permission for Single Storey Residence*

- Full planning permission for 248 sq. m bungalow (2,650 sq ft.)
- Prime location – within 1 mile of main Clonmel – Dungarvan Road at Beary's Cross.
- 20 minutes – Clonmel. 15 minutes – Dungarvan.
- Within a mile of **Touraneena** village, church, school, pub and shop. Vibrant community centre.
- The site enjoys excellent rural view over surrounding countryside.

**Reduced Reserve:**     *Region of €85,000*



**Directions:**     From Dungarvan – Take main Clonmel road from *Master McGrath* monument. Travel approximately 6 miles to Petrol Station at Beary's Cross. Turn left – travel down this road for approximately 0.75 miles to Y junction. Turn sharp right. Site is approximately 0.25 miles from here on right hand side. *See attached map.*

