

For Sale by Private Treaty

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# Crannagh

Burncourt o Co. Tipperary



**Guide €50,000**

Michael Dorgan Auctioneers & Valuers are delighted to present this superb opportunity to the market, a stones throw from the amenities of Burncourt & 45minutes from the Jack Lynch Tunnel. Nestled on large c.1acre site with unrivalled Galtee Mountain views. This blank canvas benefits from a new roof and windows, mains water & electricity & is a rare & superb opportunity in such a scenic area.

Michael Dorgan, Auctioneers & Valuers, Mitchelstown, Co. Cork  
[www.michaeldorgan.ie](http://www.michaeldorgan.ie)  
T: 025 85700 F: 025 85708

[www.daft.ie](http://www.daft.ie)  
[www.myhome.ie](http://www.myhome.ie)



## Location:



Located a short distance from Burncourt village in a prime tourist area. This property is just 10km from Junction 11, 12km from Junction 12 of the M8 Motorway & under 45minutes to the Jack Lynch tunnel.



Location Map

## *Features:*



This rare opportunity can boast the following:

- Sought after property in a private location.
- 10 minutes from junctions 11 & 12 of the M8 Motorway.
- 45minutes to the Jack Lynch tunnel.
- Within 2km of shops and schools.
- Generous c.0.42ha site (Circa.1 1/4 acres)
- Electricity and mains water on site.
- New windows and doors.
- New roof.

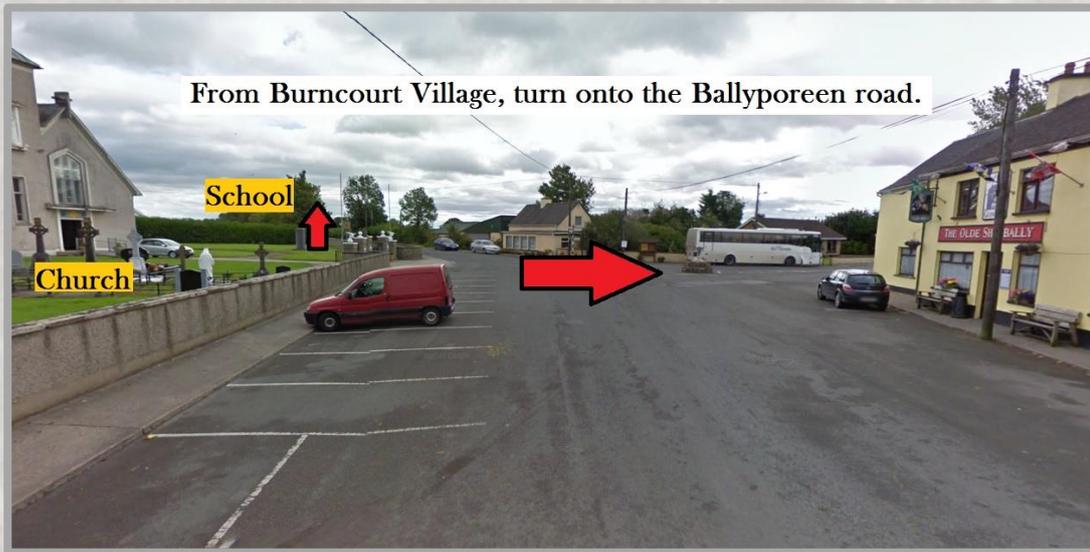




All internal walls have been removed, leaving an open plan space:

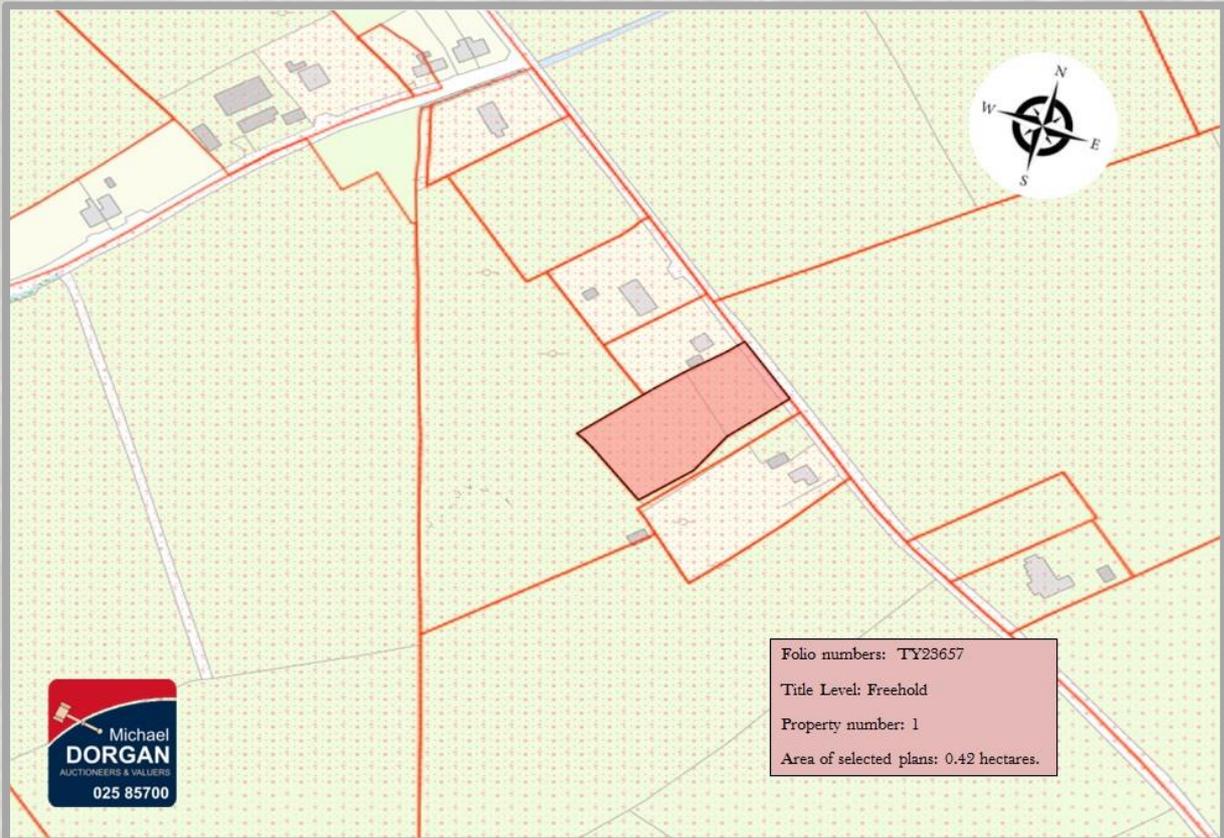
- Size 33ft 12 x 14ft 11
- Head height to bottom of joists 9ft 4

# Directions:





# Documents:



# Terms:



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This superb opportunity 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 only.



### Building Energy Rating

BER: Exempt

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.