

**RESIDENTIAL /
DEVELOPMENT SITE**

**POWER
PROPERTY**

**Former Clonmore Medical Centre
Clonmore
Tarmonbarry,
Co. Roscommon
N39 X768**

FOR SALE BY PRIVATE TREATY

BER G



- **Single storey property extending to 42.89 sq. m. (462 sq. ft.) on a site comprising approximately 0.05 hectares (0.124 Acres).**
- **Located in a rural area on a local road, approximately 2.1km northwest of the village of Tarmonbarry on the Roscommon Longford border.**
- **The subject property is opposite Whitehall National School.**
- **Tarmonbarry, or Termonbarry as it is also known, is situated on the River Shannon and is on the N5 National Primary Road linking Longford to Westport.**
- **Suitable for a variety of uses (Subject to Planning Permission).**

T: 090 648 9000

www.ppg.ie

LOCATION

The subject property is located in a rural area on a local road, approximately 2.1km northwest of the village of Tarmonbarry on the Roscommon Longford border. The subject property is opposite Whitehall National School. Tarmonbarry, or Termonbarry as it is also known, is 10 km west of Longford Town and is positioned on the River Shannon and is served by the N5 National Primary Road linking Longford to Westport. Geographical Coordinates: 53.75807 North/ -7.93611 West

DESCRIPTION:

Power Property are delighted to bring to the market this bungalow and former medical centre which has excellent development potential (subject to planning permission).

Internally the property is laid out as a health centre. The accommodation includes a reception/ waiting area, consultation room and toilet. There is a small garden to the side and there is a shed to the rear of the property which is in poor condition. The property may be suitable for many uses including conversion to residential use or as an office or doctor's surgery. It previously operated as a creche.

BER



BER No. 800602823 Energy Performance Indicator: 1,745.78 kWh/m²/yr

GUIDE PRICE

€30,000

VIEWING

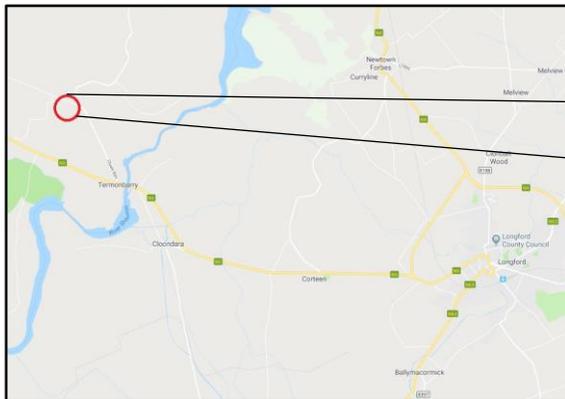
Strictly by appointment with sole selling agents.

CONTACT

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TENURE

Freehold (Folio RN12395F)



Reception/ Waiting room



Consultation room



Side garden



View from Whitehall NS



Rear outhouses/ stores

Disclaimer Policy:

These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm.

Power Property and the Vendor/Lessor give notice that:

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- Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.



PSRA Licence No: 001297

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