

# REA

# Eoin Dillon



SITE FOR SALE with PLANNING PERMISSION  
0.286 acres (0.116 hectares)

FOR SALE BY PRIVATE TREATY

Shannon Lane  
Terryglass  
County Tipperary

AMV €120,000



## DESCRIPTION

Exceptional opportunity to purchase a site with planning permission in the picturesque lakeside village of Terryglass, Co. Tipperary.

This prime site is part of folio TY53866F, designated as Site 2 on the plans, spans 0.116 hectares (0.286 acres) and boasts planning permission (reference 2260301) for a stunning four-bedroom, A-rated home. With a generous total floor area of 201.66 sq.m. (2,159 sq.ft.), this future home promises spacious and comfortable living in a serene, beautiful setting.

Situated in the charming village of Terryglass, this site offers stunning views of Lough Derg and is within walking distance to local amenities and the lake. Embrace the tranquil charm of Terryglass, known for its scenic views and welcoming community.

For more information, please email [info@readillon.ie](mailto:info@readillon.ie) or contact 067 33468.

## VIEWING/MAPS

By appointment or feel free to walk the lands

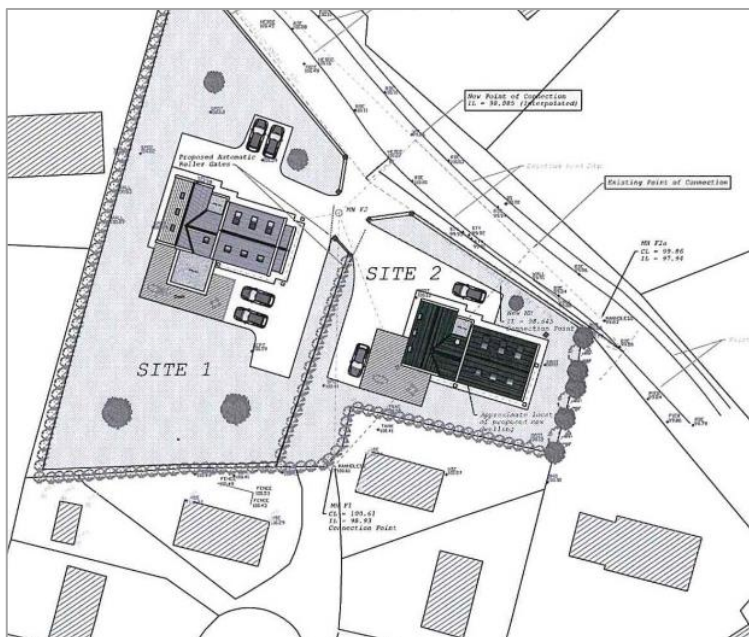
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### Conditions to be noted:

The terms set out herein are by way of partial summary. Intending purchasers should obtain a copy of the Conditions of Sale where the matters are dealt with comprehensively. Particulars and Conditions of sale are available from the Agents and the Solicitors with carriage of sale. REA Dillon for themselves and for the vendors whose agents they are, give notice that: 1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of REA Dillon has any authority to make representations or warranty whatsoever in relation to this property. All prices quoted are exclusive of VAT.

