

GRIMES



Road Main, Cushenstown, Kilmoon, Co Meath.

ASKING PRICE: €195,000

For Sale by Private Treaty

- An exceptional opportunity to acquire a listed structure with Full Planning Permission for a new build while incorporating the existing cottage. Complete with a range of outbuildings, sheds and garden / yard area
- Full Grant of Planning Permission granted 03/07/2013 under Planning Register Number: NA/130347
- Ideally located in the sought after area of Road Main Garristown Co Meath, this subject site is approximately 0.44 hectares / 1.03 acres with road frontage of 80 meters
- The subject site is close to the local primary school, only 8 km to Ashbourne Town Centre and a short drive to the M2 Motorway which links directly to the M50
- For further information and viewing Contact Lynn Lynagh REA GRIMES on 01 835 03 92 or email: lynn@reagrimes.ie

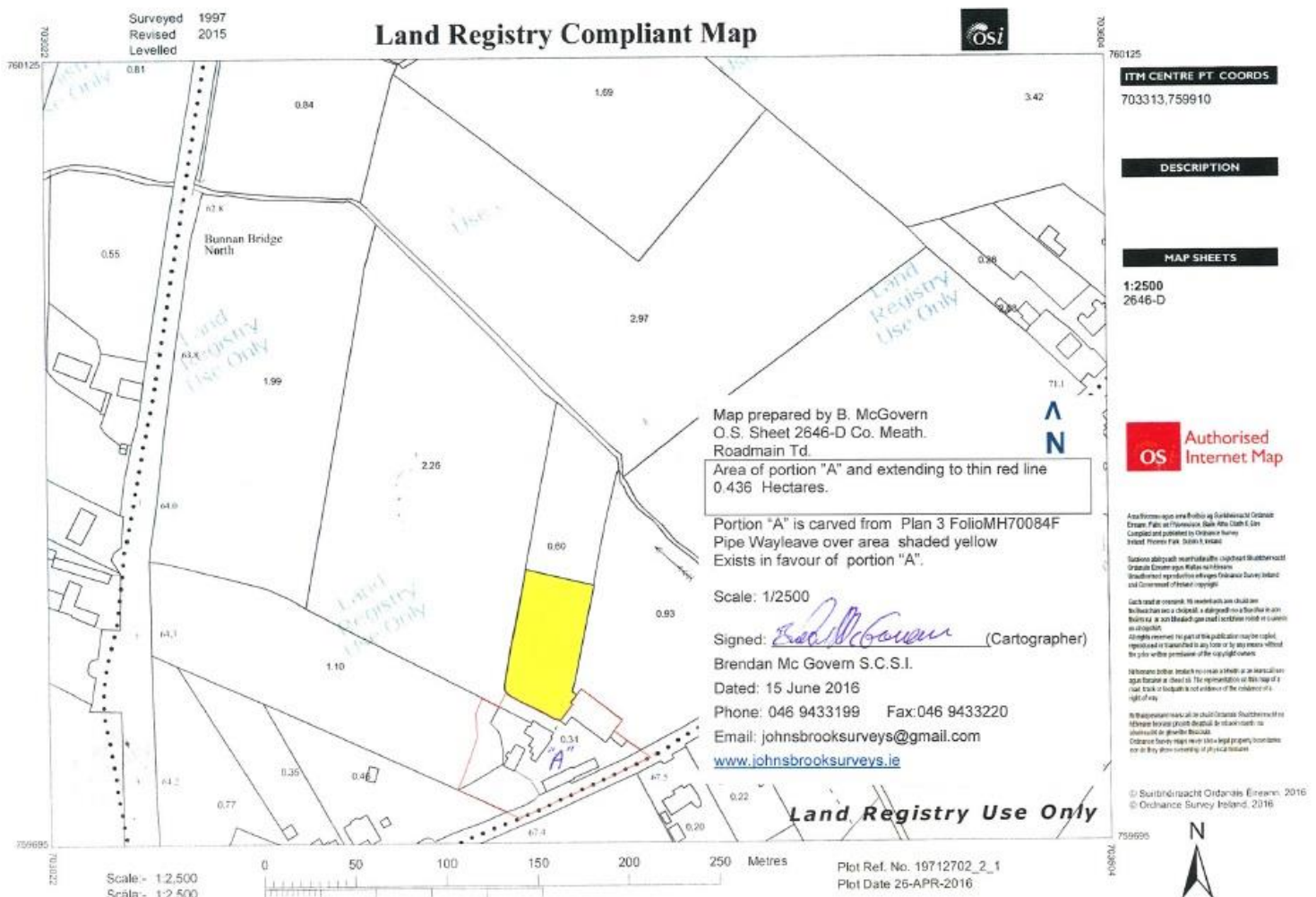
DESCRIPTION

Opportunity for any purchaser to complete modern family build while retaining the character of a listing building, complete with outbuildings and large garden space with dual access into subject property.

Current cottage on site is a listed Farmhouse built c. 1820 (protected structure with Meath County Council.) Accommodation: 2 bedrooms, Kitchen, Bathroom – very basic. Farmyard area comprises of a large concrete yard with adaptable range of out-offices including: 5 bay hay shed and lean too.

Planning Reference: N/A 130347 - the renovation of a cottage, the renovation of an existing outbuilding to become part of the dwelling and the erection of a new single storey extension to connect the cottage and outbuilding, the demolition of 2 no. outbuildings and the installation of a proprietary waste treatment system and percolation area. This is a Protected Structure

Identified as part of Folio: MH70084F
GPS Co-ordinates: Latitude: 53.577359 Longitude:-6.44051



**** For Identification Purposes Only**



PRICE:

Asking Price: €195,000

BER Information:

BER: Exempt

BER No: N/A

Energy Performance Indicator: N/A

VIEWING:

Please contact us to arrange an appointment.

We are open from 9 am to 5.30 pm Monday to Friday, and by appointment on Saturday's phone: 018350392 or email lynn@reagrimes.ie

REA GRIMES:

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Conditions to be noted:

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