

Ref: P2902

GRANITE COURT, FENAGH, CO. CARLOW



QUINN PROPERTY

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“READY TO GO” DEVELOPMENT SITE WITH FULL PLANNING FOR EIGHT HOMES

For Sale By Private Treaty

LOCATION:

The site is located in the picturesque village of Fenagh along the Myshall to Bagenalstown road (R724) with post office, shop, pub, crèche, GAA and the local church and primary school located just 2km away in Newtown. Bagenalstown is 6km, 9km to Myshall, 4km Garryhill and 4km off the N80. Carlow is a 15 minute drive while Kilkenny City is a mere 30min drive away.

DESCRIPTION: The proposed properties will become part of an existing development in Granite Court and planning has been granted for two semi-detached three bed houses and two blocks of three terraced houses (all with three bedrooms). The properties will have all mains services present on completion.

| House No | Type | Floor Area / Unit |
|---------------------------------------|--|-----------------------------|
| House No 1, 2 & 3 | 2 Storey 3 Bedroom Terraced | 114.4 sq/mt, 1231 sq/ft. |
| House No 11 and 12 | 2 Storey 3 Bedroom Semi Detached | 114.4 sq/mt, 1231 sq/ft. |
| House No 13, 14 & 15 | 2 Storey 3 Bedroom Terraced | 114.4 sq/mt, 1231 sq/ft. |
| TOTAL PROPOSED DWELLINGS - 8 Proposed | | |

DIRECTIONS:

From Carlow take the N80 southbound, after 4km take a right (R724) for Fenagh. Continue through Fenagh pass the Service Station and Granite Court is on the left hand side with **QUINN PROPERTY** sale board.



SEMI-DETACHED HOUSES



THREE BED TERRACE HOUSES

A.M.V. €250,000

The above particulars are issued by Quinn Property on the understanding that any negotiations whatsoever concerning the property are conducted through him. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.