



FOR SALE BY PRIVATE TREATY

Templeboden

Ballincurragh, Midleton, Co. Cork.



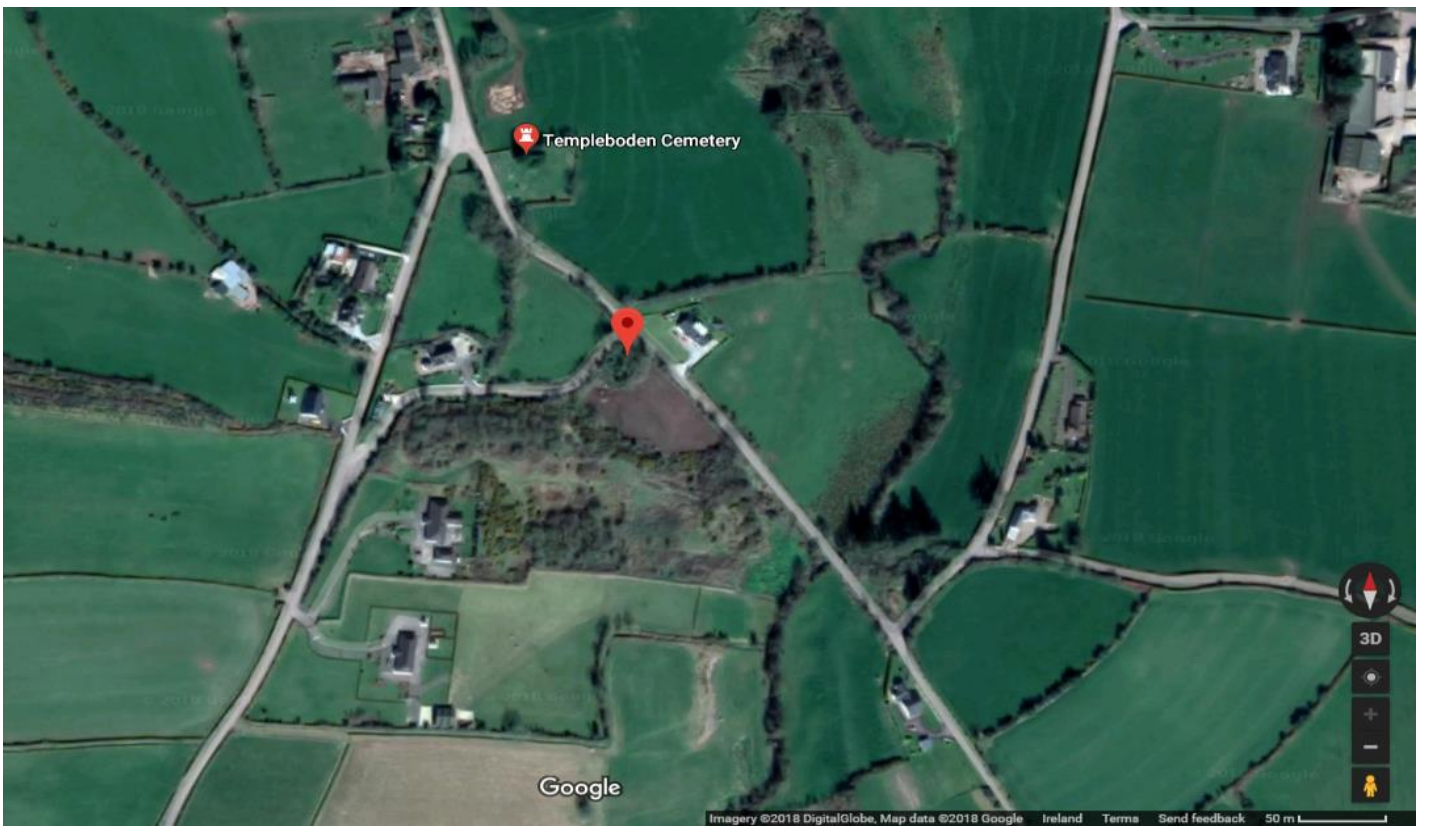
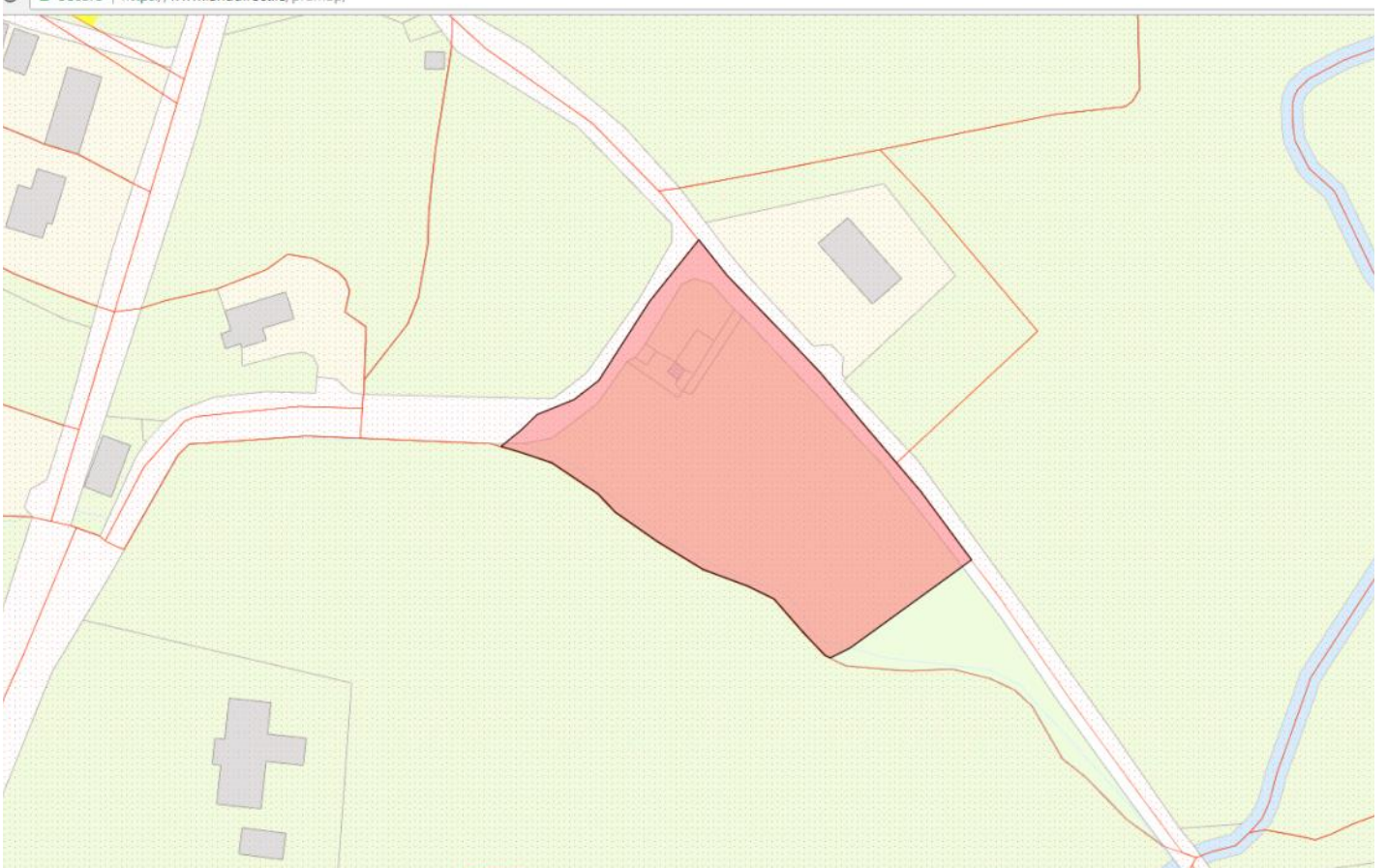
Russell Estate Agents - 021 4634133 are delighted to present to the market this derelict dwelling set on a large site of circa 1.3 acres located in the heart of the East Cork Countryside. The property is in need of complete re development. The property consists of a derelict dwelling house which is in need of complete re development. The property is being sold subject to planning permission being granted. It is 12 km from the town of Midleton and is also an easy commute to Watergrasshill, Fermoy and Cork City. If you are looking for an opportunity to create your dream home in the heart of the East Cork countryside then this might just be the one for you.

Property Features

- Derelict cottage located in the East Cork Countryside
- Set on a site of c1.3 acres
- Property is in need of redevelopment
- 12km from Midleton town centre
- Easy commute to Watergrasshill, Fermoy and Cork City
- Immense potential
- Viewing comes highly recommended.

BER EXEMPT

A.M.V.
€90,000



Outside

The property is set on a site of circa 1.3 acres which offers great scope for any intending buyer to do with as they wish.



Location

The property is located in the townland of Templeboden on the outskirts of the village of Ballincurrig in East Cork. The property is located just a few hundred meters from the village of Ballincurrig. It is 13 km from Watergrasshill, 22 km from Fermoy and 12 km from the town of Middleton. Due to its location it is ideally situated for those who may be looking to enjoy the benefits of living in the country but while being able to commute to Cork City.

Directions

From Middleton take the Lisgoold Road R626. Continue ahead and pass through Lisgoold village. Continue ahead again and as you come into Ballincurrig village take the road to the left before the school. Continue ahead for 1.23 km and take the road to the right. The property will be ahead on the right hand side with Agents Sign erected.



Viewing Arrangements

All viewings of this property must be arranged through the selling agents Russell Estate Agents Limited. Our office hours are Monday to Friday 9am to 5pm. We can arrange evening and weekend viewings by prior appointment.

Sales Agent

Michael Russell M.I.P.A.V. M.C.E.I.

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