



Development Lands & Residence Tougher Abbeyleix Road Portlaoise Co. Laois

- Development lands zoned new residential and extending to 1.88 hectares (4.645 acres) .
- High-profile position location with dual access positioned along the Abbeyleix Road within minutes of the Portlaoise Town Centre and the M7 Motorway
- Four Bedroom detached residence with large workshop to rear.

O'Neill & Co.

Chartered Surveyors & Auctioneers Ltd.

Trident House

Dublin Road

Naas

Co. Kildare



+353 (0)45 856 604



www.oneillandco.ie

Contact

Darac O'Neill



087 985 8083



darac@oneillandco.ie

John Newcombe



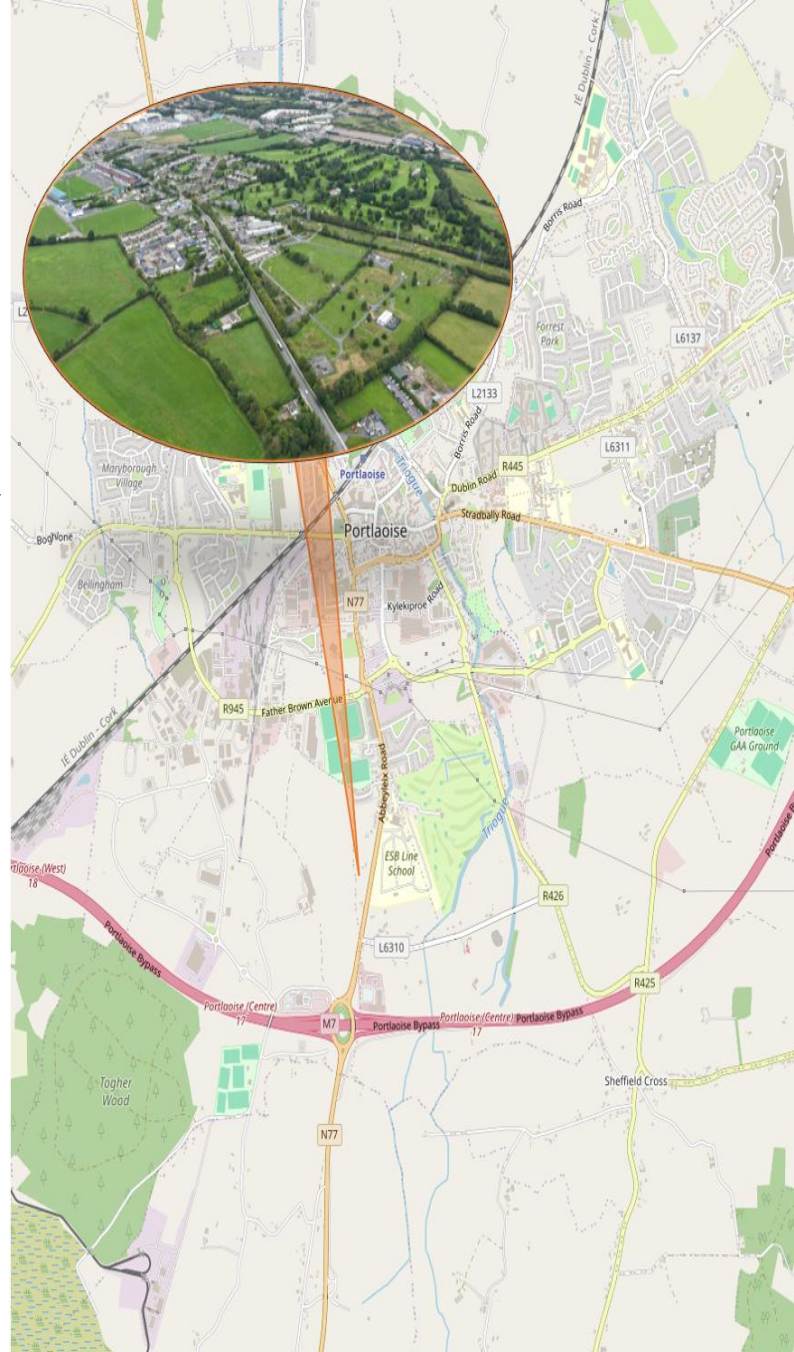
087 384 8527



john@oneillandco.ie

Location

- Portlaoise is the largest urban centre in County Laois and is also the capital Town of the county. The town has witnessed a dramatic increase in population over the past number of years and serves as an important commercial and services centre for the county. Within the town centre a number of high street names have opened including Boots Chemist, Tesco, Costa Coffee, Dunnes Stores to name but a few.
- Public transport and services are excellent with road and rail connections from Portlaoise Railway Station to Dublin and other national cities. Portlaoise connects with the M7 Motorway at junctions 16 and 17 providing connections to the national motorway network.
- The property is located minutes from the town centre on the Abbeyleix Road being the main approach road from the M7 Motorway at junction 17 into the town





Description

- The property comprises a rectangular shaped parcel of land extending to circa 1.88 hectares (4.645 acres) with extensive road frontage along the Abbeyleix Road of approximately 193m accessed from two entrance points.
- The lands are zoned New Residential 2 under the Laois County Development Plan (2021-2027) as varied by variation No 3.
- The residence comprises a detached bungalow with entrance hall, livingroom, kitchen/dining room/ four bedrooms with master ensuite, utility room and bathroom. Oil fired central heating and double-glazed windows.
- Residence extends to 132 sq m (1420 sq ft)
- There is a large workshop to rear extending to 116 sq. m (1250 sq. ft)
- The property is serviced by mains water and electricity and septic tank sewage
- We understand all main services are located on the roadside adjacent to the property.

Quoting Price
On Application

BER
BER C1

Viewing Details
By Appointment only



Darac O'Neill
087 965 6063
darac@oneillandco.ie



John Newcombe
087 384 8527
john@oneillandco.ie

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