

Site at 1 Ashgrove Avenue, Ballyvolane, Cork



Site for Sale with full Planning Permission granted for the development of a new three bedroom detached dormer bungalow type dwelling house on the side garden of existing dwelling house, new vehicular entrance at front north western boundary to serve existing dwelling house, two new pedestrian entrances to serve existing dwelling house and proposed dwelling house on side north eastern boundary and adjustment of existing vehicular entrance to serve new dwelling house, demolition of existing domestic garage and outer shed, and all associated site works.

Planning Ref No. 2342371

Full permission for the development was granted in July 2024. Total proposed size of new house is 105 sq.m.

AMV: €125,000

BER EXEMPT

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584



| DIRECTIONS

Please see site, which is located next to Eircode T23 N2F7, for directions.



| ALL ENQUIRIES TO:



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Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.