



O'Neill & Flanagan

AUCTIONEER, ESTATE AGENT, VALUER

ALL CORRESPONDENCE TO:
Market Square House, Aughrim,
Co. Wicklow.
TEL: 0402 36783
WEB: www.oneillflanagan.com
EMAIL: oneillflanagan@gmail.com

Ballyfree, Glenealy, Co. Wicklow

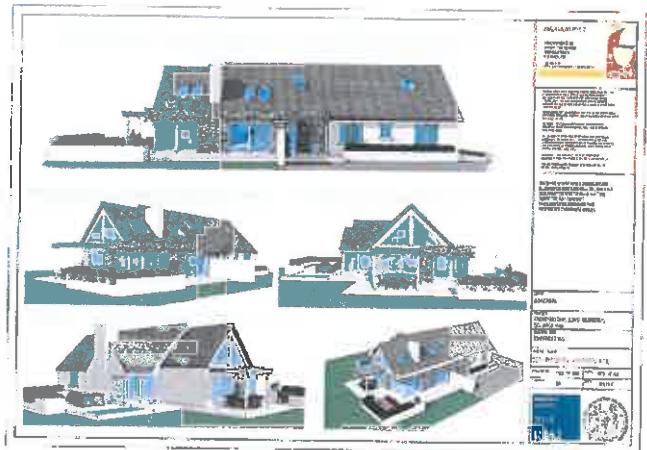


4 Sites with Full Planning Permission

For Sale by Private Treaty

Four Residential Sites for Sale
with Full Planning Permission
for 4 bed Homes (192 Sq mtrs)

They can be bought
together or separately



Guide Price: €140,000 Per Site



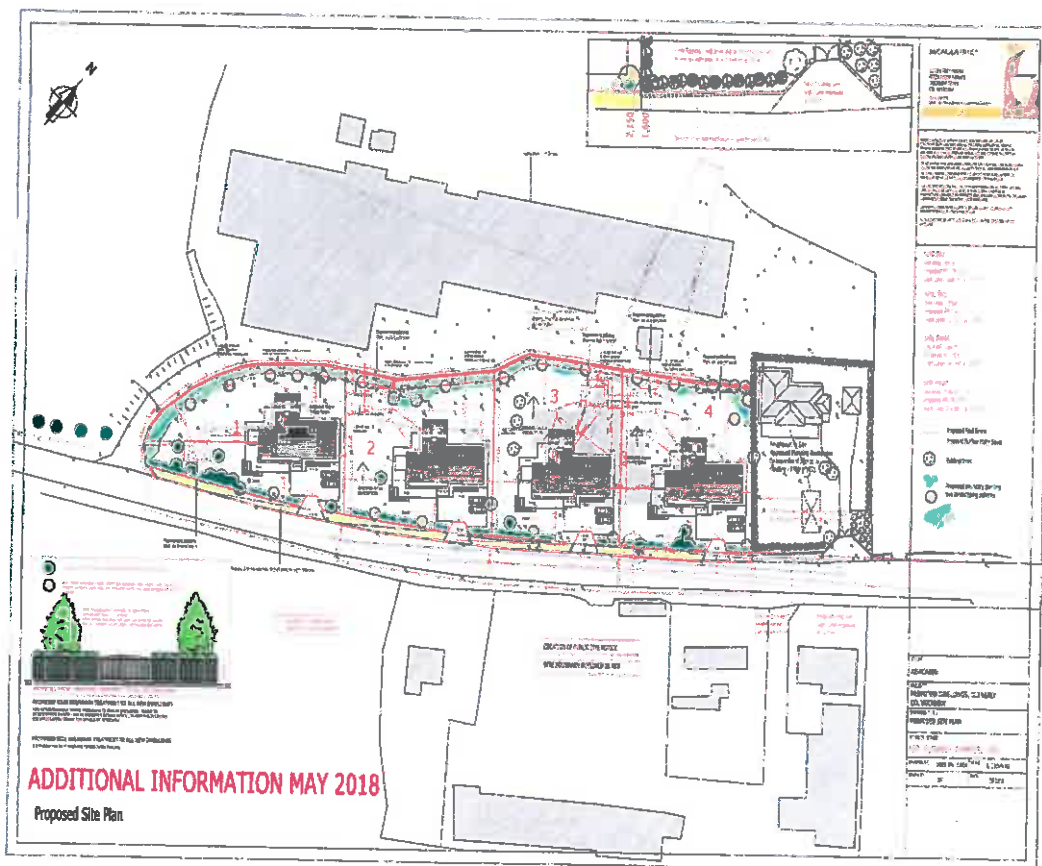
BRANCH OFFICE: 25 Main Street, Square House, Rathdrum, Co. Wicklow. Tel: 0404 29912 PSRA No.: 001326

O'Neill & Flanagan Limited for themselves and for the vendor or lessors of this property whose Agents they are, give notice that:- (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, part of, an offer or contract. (ii) 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 purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of O'Neill & Flanagan Limited has any authority to make or give representation or warranty whatever in relation to this property. (iv) Prices quoted are exclusive of VAT, (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.

Glenealy has a mixture of old houses of character and more modern mixed developments. It is very close to Wicklow Town and the N11 and to an assortment of amenities such as shops, schools primary & secondary, Creches, Restaurants, Sports and Leisure facilities for all disciplines and transport networks.

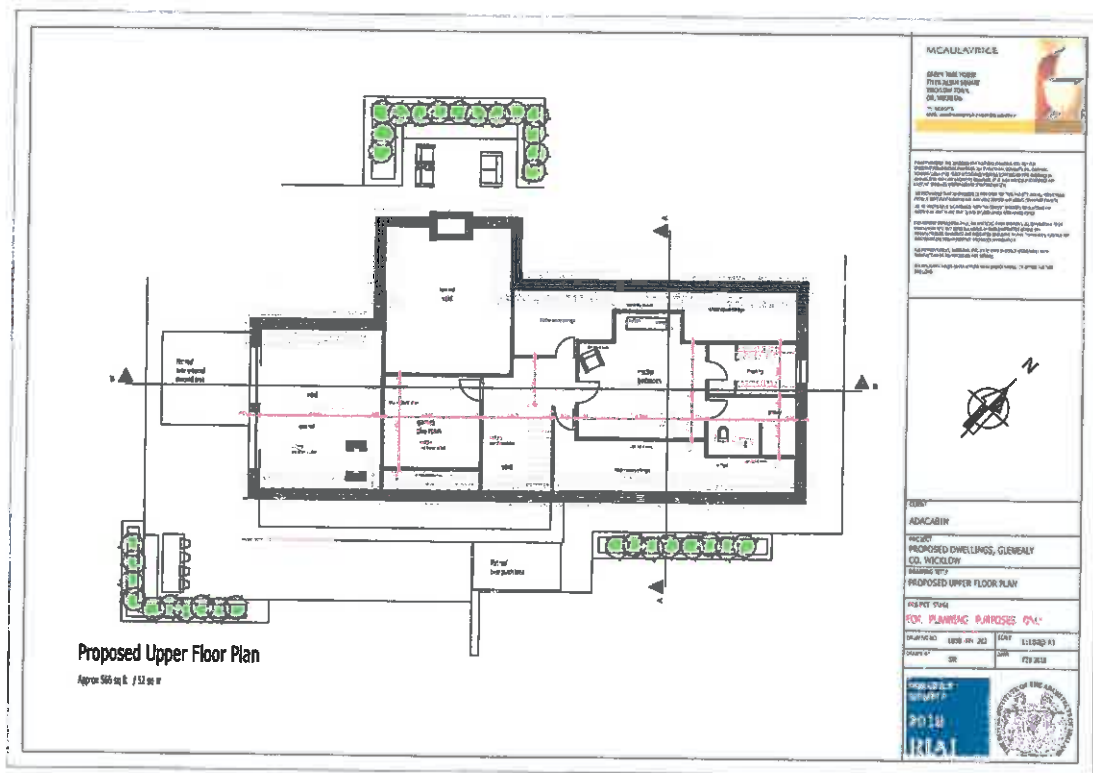
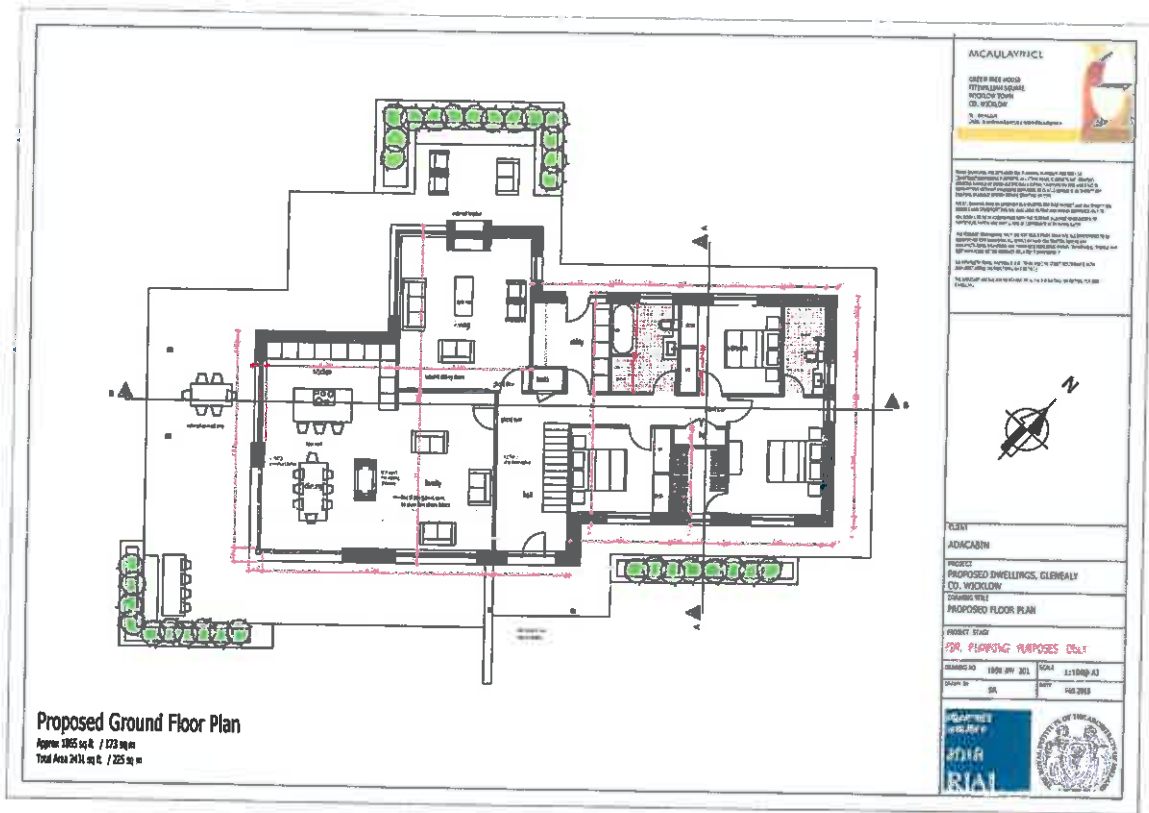
The Planning Permission for the 4 houses relates to dormer style houses of a very generous total floor area of 225 Sq Mtrs (Approx 2422 Sq Ft).

The sites are only three hours from Belfast, an hour from Dublin Port, three hours to Cork, Limerick and Galway city



BRANCH OFFICE: 25 Main Street, Square House, Rathdrum, Co. Wicklow. Tel: 0404 29912 PSRA No.: 001326

O'Neill & Flanagan Limited for themselves and for the vendor or lessors of this property whose Agents they are, give notice that:- (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, part of, an offer or contract. (ii) 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 purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of O'Neill & Flanagan Limited has any authority to make or give representation or warranty whatever in relation to this property. (iv) Prices quoted are exclusive of VAT, (unless otherwise states) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.



BRANCH OFFICE: 25 Main Street, Square House, Rathdrum, Co. Wicklow. Tel: 0404 29912 PSRA No.: 001326

O'Neill & Flanagan Limited for themselves and for the vendor or lessors of this property whose Agents they are, give notice that - (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, part of, an offer or contract. (ii) 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 purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of O'Neill & Flanagan Limited has any authority to make or give representation or warranty whatever in relation to the property. (iv) Prices quoted are exclusive of VAT, (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.