



**O'Neill &
Flanagan**

AUCTIONEER, ESTATE AGENT, VALUER

ALL CORRESPONDENCE TO:

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Co. Wicklow.

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C. 0.31 Acre Site Blackthorn Close, Killadreenan, Newtownmountkennedy.



For Sale by Private Treaty

This site is being offered to the market with full Planning Permission obtained from Wicklow County Council for a dormer dwelling and would particularly suit locals to the area. Located within a cul de sac and just a short drive from the N11.

Guide Price: €200,000



Ireland's Biggest Property Website



BRANCH OFFICE: Fitzwilliam Square, Main Street, Wicklow, Co. Wicklow. **Tel:** 0404 66410 **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.

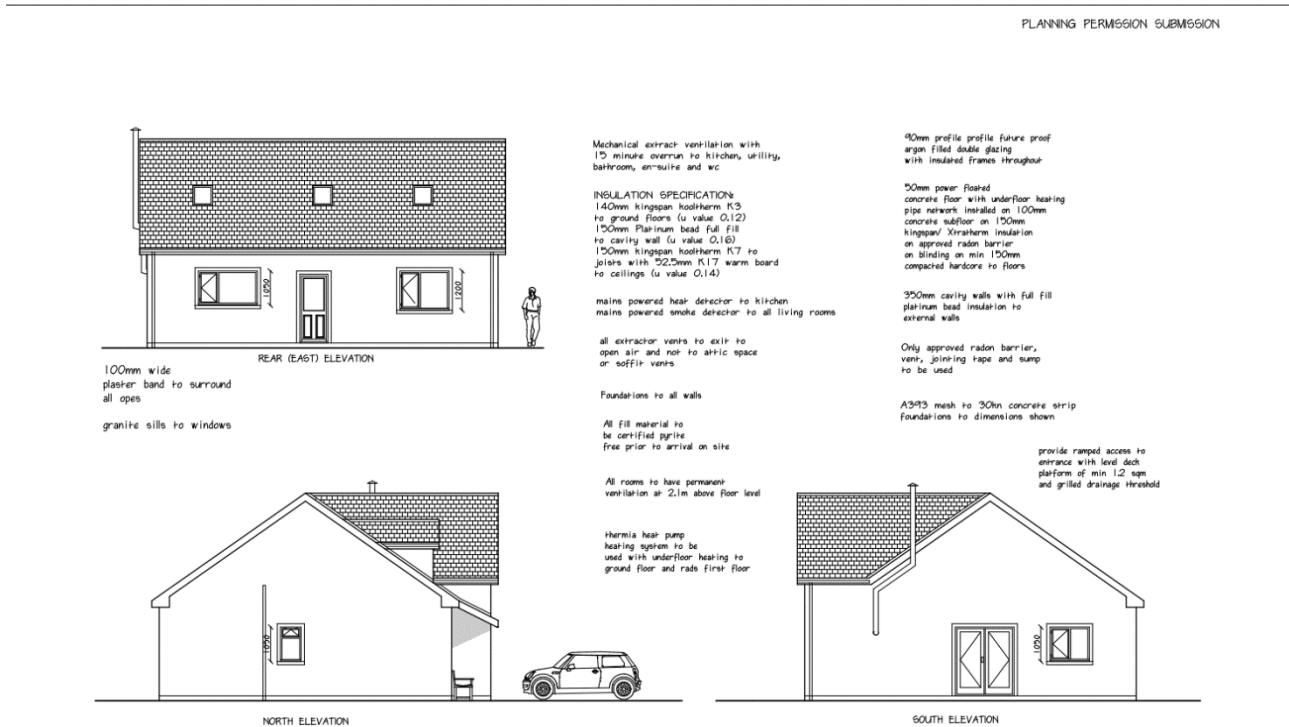
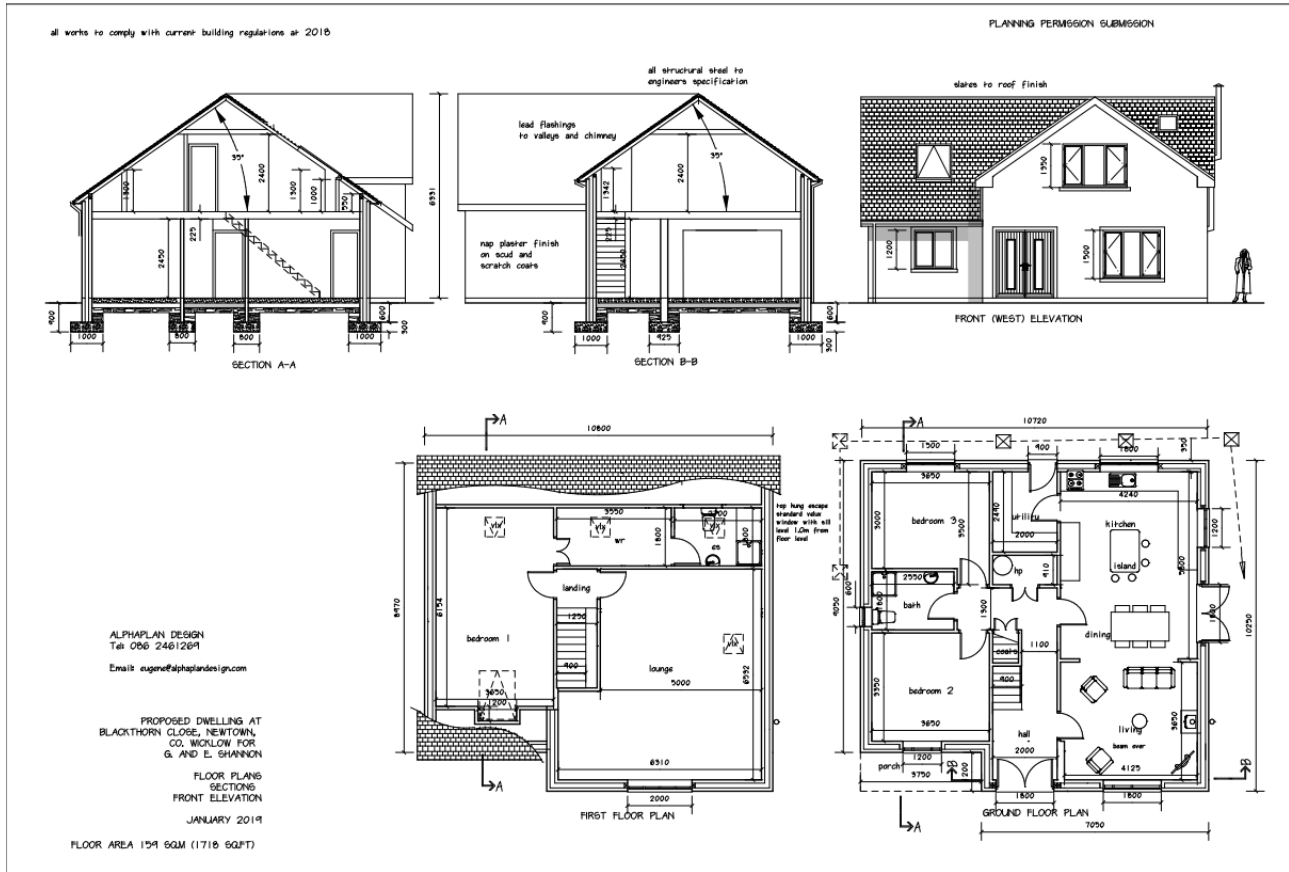
Entrance to site:



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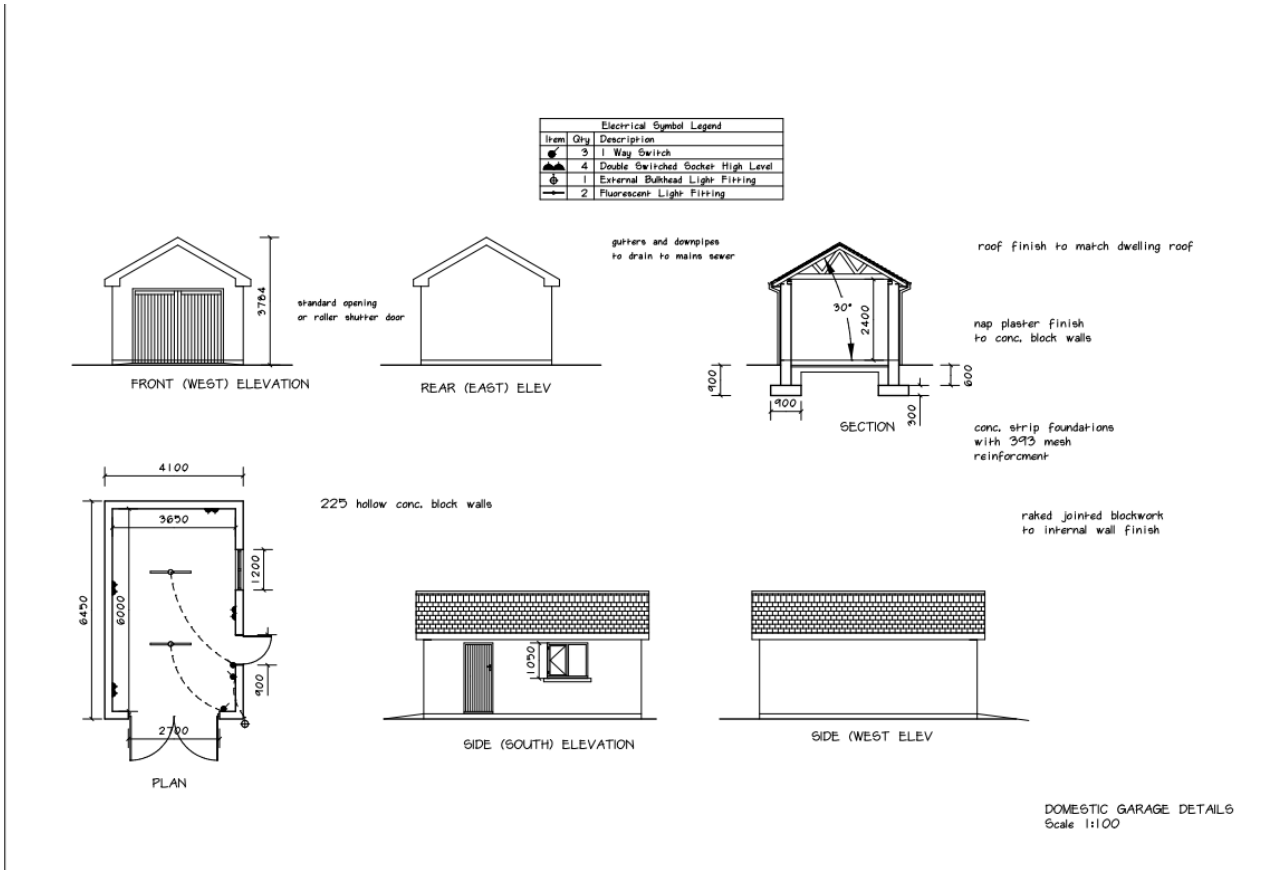
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Floor Plans



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Planning reference number is: 181318

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Directions from Dublin:

- Take M50 to R118. Take exit 16 from M50
2 min (2.2 km)
- Continue on R118 to Dublin
3 min (2.0 km)
- Take N11 to R772 in Wicklow. Take the R772 exit from N11
14 min (20.1 km)
- Continue on R772. Drive to Blackthorn Close.
3 min (1.2 km)
- O'Neill and Flanagan sign will be located on your right.

Directions from Wexford:

- Get on M11 from R744
13 min (10.4 km)
- Merge onto M11
40 min (72.3 km)
- Continue on N11. Take R772 to Blackthorn Cl
5 min (4.4 km)
- O'Neill and Flanagan sign will be located on your right.

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