



**Cloncat Fordstown Co. Meath**

**Asking Price €120,000**

**0.56 acre(s)**





3 Bedroom derelict bungalow on a large site in an excellent location on the N52.





# Cloncat Fordstown Co. Meath

## INTRODUCTION

Cloncat Fordstown is sitting on a fantastic site of c.0.56 acres with huge potential for upgrading or to extend. This may be eligible for the derelict grant and the SEAI grants as it has been derelict for a number of years.

The property is well located in a nice country setting on the N52 and only a short distance from Kells and the M3 Motorway, located 60 minutes from Dublin airport.

The location of the property is second to none within easy reach of the M3 motorway, local schools, shops, restaurants, pubs, sporting facilities and a whole host of other local amenities.

## FEATURES

- Septic tank
- Well water
- Block built shed to the rear
- May be eligible for the derelict grant
- May be eligible for the SEAI grants
- 10 minute's drive from Kells Town Centre
- Full house plans available upon request
- Huge potential for extensions and renovations







## ACCOMMODATION

Current planning permission allows for Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, 3 Bedrooms (main ensuite) and Family Bathroom.

## DIRECTIONS

From Navan take the M3 heading towards Kells. After the toll Plaza continue until you reach a roundabout where you take the first exit. Go straight for roughly 5.5km until you come across Cloncat service station on your left-hand side. The property is located on the right-hand side directly across from the service station and is identified by our for sale sign.

## EIRCODE

The property does not have an Eircode but the Eircode for Cloncat service station directly across the road is: C15 EVC0

