



**TUOHY
O'TOOLE**

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2.2 HA. LAND DIVISION IN ELEVATED POSITION WITH SPECTACULAR VISTA KILLADANGAN, WESTPORT



FEATURES:

- Circa 2 Hectares/5.5 Acres
- Premier Residential Location
- Elevated Plot with Superb Vista
- Less than 5km from Westport
- Ideal for Residential Site (Subject to P.P)
- Dual Access from Belclare and Killadangan

FOR SALE



Tuohy O'Toole give notice that these particulars/dimensions, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. All intending purchasers should satisfy themselves by inspection or otherwise as to their accuracy.

DESCRIPTION

The subject lands are situated in the townland of Killadangan just 5km from Westport town centre benefiting from dual access off the Westport Louisburgh Road, one at Belclare the other shortly afterwards at Killadangan. This would be regarded as a premier residential area within the environs of Westport town and affords a purchaser opportunity to acquire significant division of ground suitable for one or more residential units [subject to planning permission] with the benefit of adjoining paddocks which would be ideal for grazing ponies or such.

While this division benefits from a significantly elevated position, it is tucked under and sheltered by Cloona Hills at the rear and enjoys a lovely vista over same and down across the Belclare river valley. Meanwhile on a clear day there is a wonderful view out over Clew Bay towards Clare Island.

This is a hidden gem and plots such as this are a rare feature on the Westport property market
Electricity & Water on site.

GUIDE PRICE €310/320,000

DIRECTIONS

From Westport take the Coast Road toward Louisburgh, passing through Belclare Cross and Gannon's Garage continue for 0.75 miles and you will see a newly constructed entrance on your left, turn left and continue to the end of this private road and the subject site is at the end of this driveway, accessed by a tubular gate.

