

FOX & GALLAGHER LTD

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REGISTERED EUROPEAN VALUERS*



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Carrowkeribly, Attymass, Ballina,
Co. Mayo

Circa 1 Acre site with full planning permission

Price €35,000



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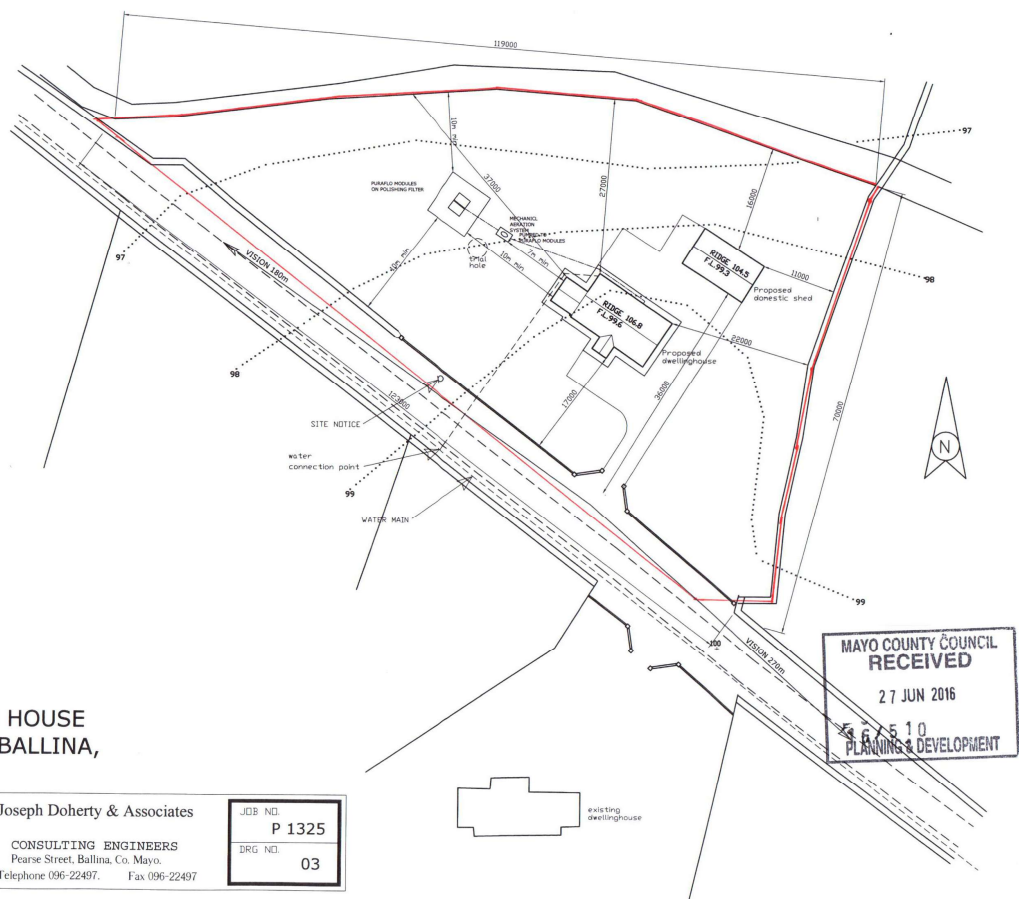
Licence No: 002274

- This site has full planning permission to *Construct Dwelling House, Proprietary Effluent Treatment System and Domestic Shed*—Planning ref number: P16/510
 - This is an exceptionally well elevated site.
 - Great ground conditions
 - Warm orientation, with the rear facing southwest.
 - This site has a nice boundary with a stream.
 - This is an attractive and very scenic location.
- This location has grown in popularity over the last number of years, located in a geographically convenient area. Great location for Breaffy and Attymass National Schools.
- Only a 10 minute drive to Ballina town and Foxford village. With just a twenty-five minute drive to Knock airport.





Site Map



PROPOSED DWELLING HOUSE
AT CARROWKERIBLY, BALLINA,
FOR HELEN KEEGAN.

DRAWING SITE LAYOUT	DATE: APRIL 16
SCALE: 1:500	DRAWN BY: EB

Joseph Doherty & Associates
CONSULTING ENGINEERS
Pearse Street, Ballina, Co. Mayo.
Telephone 096-22497 Fax 096-22497

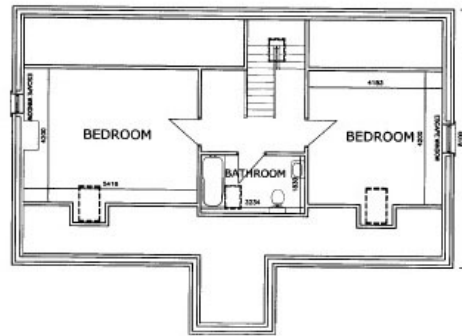
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Site Layout

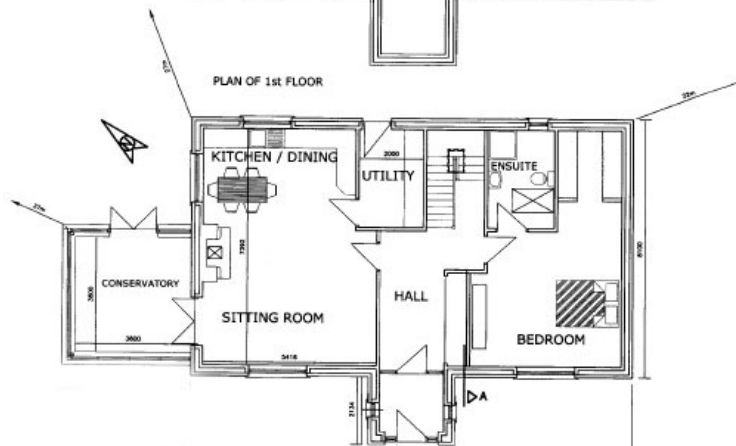
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FRONT ELEVATION



PLAN OF 1st FLOOR



NOTE
THE LAYOUT OF THE GROUND FLOOR / BATHROOM IS NOT TO BE ALTERED WITHOUT THE CONSENT OF THE DESIGNER DUE TO BUILDING REGULATIONS CONCERNING ACCESS FOR THE DISABLED (PART M).

PROVIDE MULTI-ZONE HEATING CONTROL SYSTEM FOR BOTH THE GROUND FLOOR AND FIRST FLOOR.

NOTE
PROVIDE MECHANICAL VENTILATION TO KITCHEN, UTILITY AND EN-SUITE IN ACCORDANCE WITH BUILDING REGULATIONS.

NOTE
THE PRIMARY AND SECONDARY HEATING SOURCE IS TO BE SELECTED AND DESIGNED BY SPECIALIST AND IS TO FULLY COMPLY WITH PART L1 OF THE BUILDING REGULATIONS 2008.

House Plan

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