

**FOR SALE** | By private treaty |

**POWER**  
PROPERTY

Limerick | Galway | Athlone

# Former Cloonmore Medical Centre Cloonmore Tarmonbarry Co. Roscommon N39 KC65

RESIDENTIAL / DEVELOPMENT SITE



**42.89 sq. m. (462 sq. ft.)**

- Single storey property extending to 42.89. m. (462 sq. ft.). on a site comprising approximately 0.05 hectares (0.124 Acres).
- Located in a rural area on a local road, approximately 2.1km northwest of the village of Tarmonbarry on the Roscommon Longford border.
- The subject property is opposite Whitehall National School.
- Tarmonbarry, or Termonbarry as it is also known, is situated on the River Shannon and is on the N5 National Primary Road linking Longford to Westport.
- Suitable for a variety of uses (Subject to Planning Permission).



**ENQUIRIES TO**

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Find out more online at [ppg.ie](http://ppg.ie)

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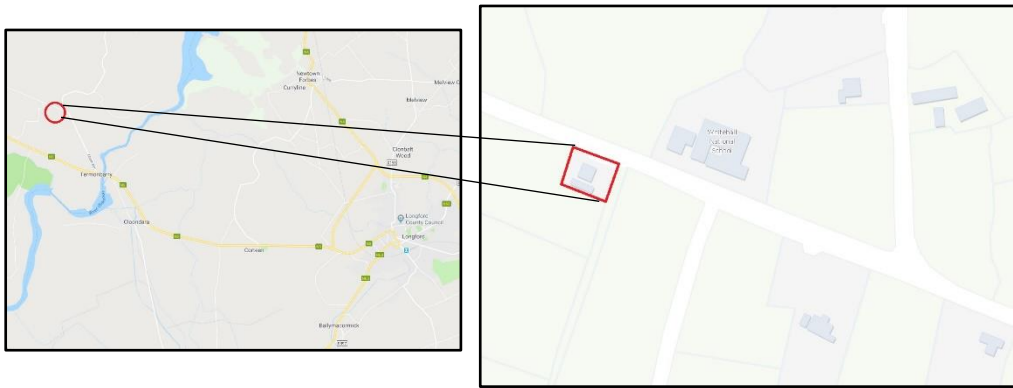
## DESCRIPTION

Power Property are delighted to bring to the market this bungalow and former medical centre which has excellent development potential (subject to planning permission).

Internally the property is laid out as a health centre. The accommodation includes a reception/ waiting area, consultation room and toilet. There is a small garden to the side and there is a shed to the rear of the property which is in poor condition. The property may be suitable for many uses including conversion to residential use or as an office or doctor's surgery. It previously operated as a creche.

## FEATURES

- The property is ideal for conversion into residential use or as an office / doctor's surgery.
- Heating is by means of oil fired central heating.
- The subject property is located adjacent to St. Brigid's Nursing Home.



## LOCATION

The subject property is located in a rural area on a local road, approximately 2.1km northwest of the village of Tarmonbarry on the Roscommon Longford border. The subject property is opposite Whitehall National School. Tarmonbarry, or Termonbarry as it is also known, is 10 km west of Longford Town and is positioned on the River Shannon and is served by the N5 National Primary Road linking Longford to Westport.

Geographical Coordinates:  
53.75807 North/ -7.93611 West

## BER RATING



BER No. 800602823

Energy Performance Indicator:  
1,745.78 kWh/m<sup>2</sup>/yr



Reception/Waiting Room



Consultation room



Side Garden

## TENURE

Freehold (Folio RN12395F)

## GUIDE PRICE

Offers in excess of €30,000



View from Whitehall NS



Rear outhouses/ stores

## VIEWING

Strictly by appointment with the sole agents Power Property

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