

**RESIDENTIAL /
DEVELOPMENT SITE**

**POWER
PROPERTY**

Former Brideswell Health Centre,
Brideswell,
Athlone,
Co. Roscommon
N37 X050

FOR SALE BY PRIVATE TREATY



BER D1

- Single storey property extending to 137.1sq. m. (1,476 sq. ft.). on a site comprising approximately 0.22 hectares (0.54 Acres).
- Well located on the R362 Tuam Road, approximately 12km west of Athlone and within walking distance of all amenities in the village of Brideswell.
- Nearby occupiers include St. Brigid's Nursing Home, Brideswell National School, Hamrock's Bar, Connell's Bar and Tavanagh Meats.
- Suitable for a variety of uses (Subject to Planning Permission).

T: 090 648 9000

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LOCATION

The subject property is located adjacent to St. Brigid's Nursing Home in the village of Brideswell approximately 12 km west of Athlone. Brideswell is a small village located on the R363 Athlone to Tuam road. Local amenities include Brideswell National School, Cam Community Centre, Hamrock's Bar & Funeral Home, Connell's Bar and Tavanagh Meats.

Geographical Coordinates: 53.44990 North/ -8.08721 West

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 an open plan reception/waiting area, four consultation rooms, public toilets, staff toilets and a small kitchenette for staff. There is a store inside the front entrance to the building. The property is ideal for conversion to residential use or as an office or doctor's surgery. Given the property's former use as a purpose built health centre, it would require some conversion works to put it into residential use. The property includes mature gardens to the front and rear of the building with a large tarmac driveway. The property has oil fired central heating.

BER

BER D1

BER No. 800602427 Energy Performance Indicator: 513.86 kWh/m²/yr

GUIDE PRICE

Offers in Excess of €95,000

VIEWING

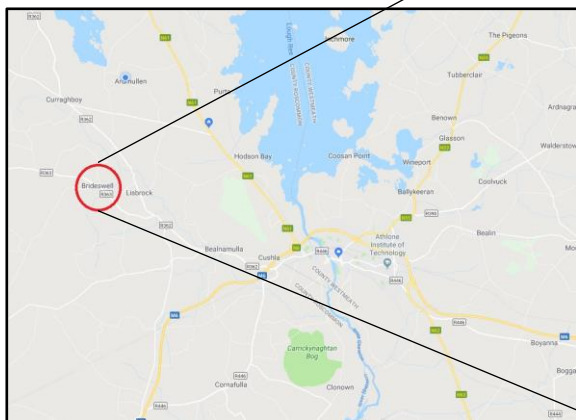
Strictly by appointment with sole selling agents.

CONTACT

Andrew Carberry
T: +353 090 648 9000
E: andrew@ppg.ie
PSR: 001297 005386

TENURE

Freehold (Folio RN12395F)



Rear garden



Open plan reception area



Consultation room



Disclaimer Policy:

These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm.

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PSRA Licence No: 001297

Commercial Property Consultants • Estate Agents • Chartered Valuation Surveyors

Athlone: 17A Mardyke Street, Athlone, Co. Westmeath N37 W567 •

T: +353 90 648 9000 • E: athlone@ppg.ie

Limerick: 51 O'Connell Street, Limerick V94 HPH9 • T:+353 61 318 770 • E: limerick@ppg.ie

Galway: Spanish Parade House, 13 Lower Merchant's Road, Galway H91 W1EH • T: +353 91 567 331

• E: galway@ppg.ie