

A niche development of 6 houses at Ballyheeney, Clashmore, Co. Waterford.

# Glaise Bheag

Ballyheeney Clashmore Co. Waterford



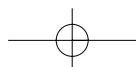
This new development is a secret place beside the lovely village of Clashmore in West Waterford. The perfect remains of a whisky distillery chimney reminds us of a rich past, of an era when four bakeries and a famous book-making shop brought fame to this idyllic place. Nowadays, in this homely hamlet, people still sit on the bridge to relax and chat. Yet, like a modern Irish village, it has shops, pubs, a church, national school, beautifully restored heritate centre for artistic and cultural activities and a vibrant GAA club.

Just 3km off the N25, Clashmore is halfway between the cities of Cork and Waterford with their airports and hospitals. Nearer still are the big towns of Dungarvan(12km) and Youghal(8km).

This new development is located on a quiet cul-de-sac where the view across the road is of the babbling Greagagh stream an dits public riverside walk. The little river gurgles on to pass the well of St Mochua nearby and then Ballyheeney Quay, where flatbottomed lighter boats unloaded the supplies for the village before the coming of the motor car. The great Blackwater River is just around the corner and its wooded banks stretch away to Cappoquin, Lismore and the Comeragh Mountains.



**Brian Gleeson** MIPAV  
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**GROUND FLOOR**

**Living Room**  
4525 (14ft 10") x 4405 (14ft 8")

**Kitchen/Dinning Area**  
4235 (13ft 11") x 3325 (10ft 11")

**Entrance Hall**  
1100 (3ft 7") wide

**WC**  
1500 (4ft 11") x 1500 (4ft 11")

**FIRST FLOOR**

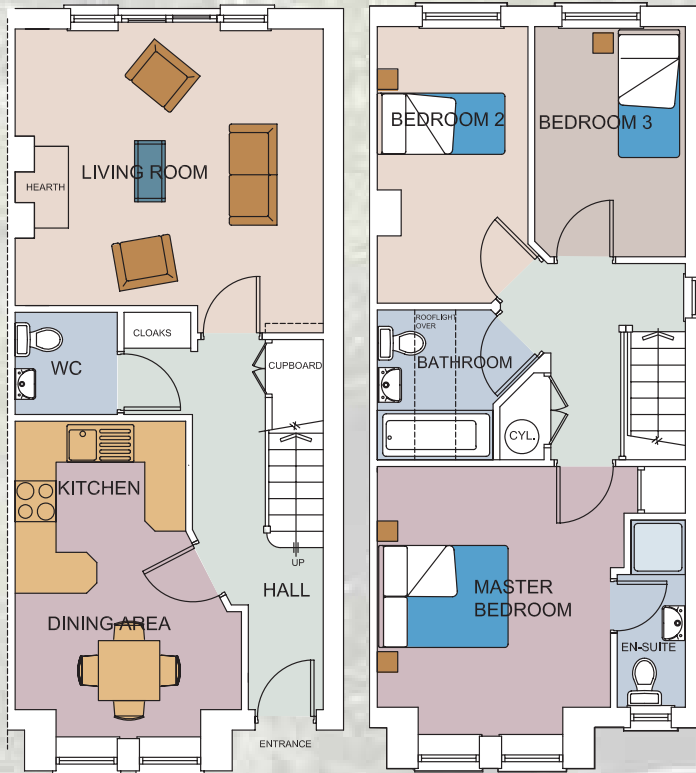
**Master Bedroom**  
3535 (11ft 7") x 3425 (11ft 3")

**Bedroom 2**  
4065 (13ft 4") x 2215 (7ft 3")

**Bedroom 3**  
3380 (11ft 1") x 2210 (7ft 3")

**Bathroom**  
2200 (7ft 3") x ??? ( )

**En-Suite**  
2750 (9ft) x 1000 (3ft 3")



**GROUND FLOOR**

**FIRST FLOOR**



**SITE PLAN**

**LOCATION MAP**



One of only six houses this development is a unique chance to acquire a quality home built to high standards by renowned local builders Michael Foley and Michael Durkan of Harbour View Developments. Register your interest with sole selling agent Brian Gleeson 024-94777 or 087-2571737

SOLE SELLING AGENT

DEVELOPER

SOLICITOR



**Brian Gleeson** MIPAV  
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Brian Gleeson Auctioneers T/A Liam Gleeson & Sons are based in the historic seaside village of Ardmore, Co. Waterford, Ireland. From here we service the property markets in Dungarvan, Youghal, Clashmore, Ring and the surrounding West Waterford locality. We also act as property brokers for clients. All property particulars and plans are given as a general guide only. Please read our terms of use statement for more details.

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