

# FOR SALE

AMV: €52,500

File No. c548.CM



## Site with F.P.P. for One House at Main Street, Ferns, Co. Wexford

- Offered for sale by private treaty, this site has the benefit of full planning permission for an architect designed two storey dwelling house.
- Situated on Main Street, Ferns – within walking distance of all amenities.
- Planning permission is for a 3 bed detached family home – Planning Ref. No. 20170824.
- Total Contributions payable for roads and community: €1,397.
- An excellent opportunity for an owner occupier to construct their own home in this prime location.
- For further details: [www.kehoeproperty.com](http://www.kehoeproperty.com)



**Kehoe  
& ASSOC.**

**LOCATION:** Located at Main Street, Ferns, this site is within walking distance of all amenities including; school, church, shops, pubs, restaurant and pharmacy, etc. It is located within 15 minutes' driving distance of Gorey, 10 minutes' drive from Enniscorthy and only a few kilometres from the M11 Motorway. Ferns is now comfortably 1 hours' driving distance from the M50 and South County Dublin.



**GENERAL DESCRIPTION:** The site is directly fronting the public road and is offered for sale with the benefit of full planning permission for an architect designed home. This is a two storey detached residence with 3 bedrooms. The Planning Ref. No. is 20170824 with all details available. For further details and drawings please see: [www.kehoeproperty.com](http://www.kehoeproperty.com)



**PLEASE NOTE:** An Bord Pleanála Ref. No. PL26.249240.

**DIRECTIONS;** In Ferns pass The Applegreen Service Station on the right hand side. Continue straight ahead and the property is less than 100m on the right hand side (For Sale sign)



