

FOR SALE

AMV: €80,000

File No. d396.A.CWM



c. 1.26 Acre Site (A) at Gorteenminogue Upper Murrintown, Co. Wexford

- Opportunity to acquire land in the popular area of Murrintown. Folio WX7715.
- Only 2km from the village of Murrintown and 8km from Wexford Town.
- Offered for sale Subject to Planning Permission.
- Local Need applies: Someone who was born or has lived for a minimum period of 5 years in the 'local rural area' of Murrintown.



**Kehoe
& ASSOC.**

c. 1.26 Acre Site at Gorteenminogue Upper,

Location: This c. 1.26 site is located in the popular townland of Gorteenminogue, less than two kilometres west of Murrintown Village. Folio WX7715

There are wonderful countryside views and the Corramacorra Forrest is only a short walk away. It is within 8km distance of Wexford town and less to the N25 providing superb access to all major routes to Waterford, Cork, Rosslare Harbour and also the M11 Motorway connection to Dublin. Just over 1 hours' drive from South County Dublin.

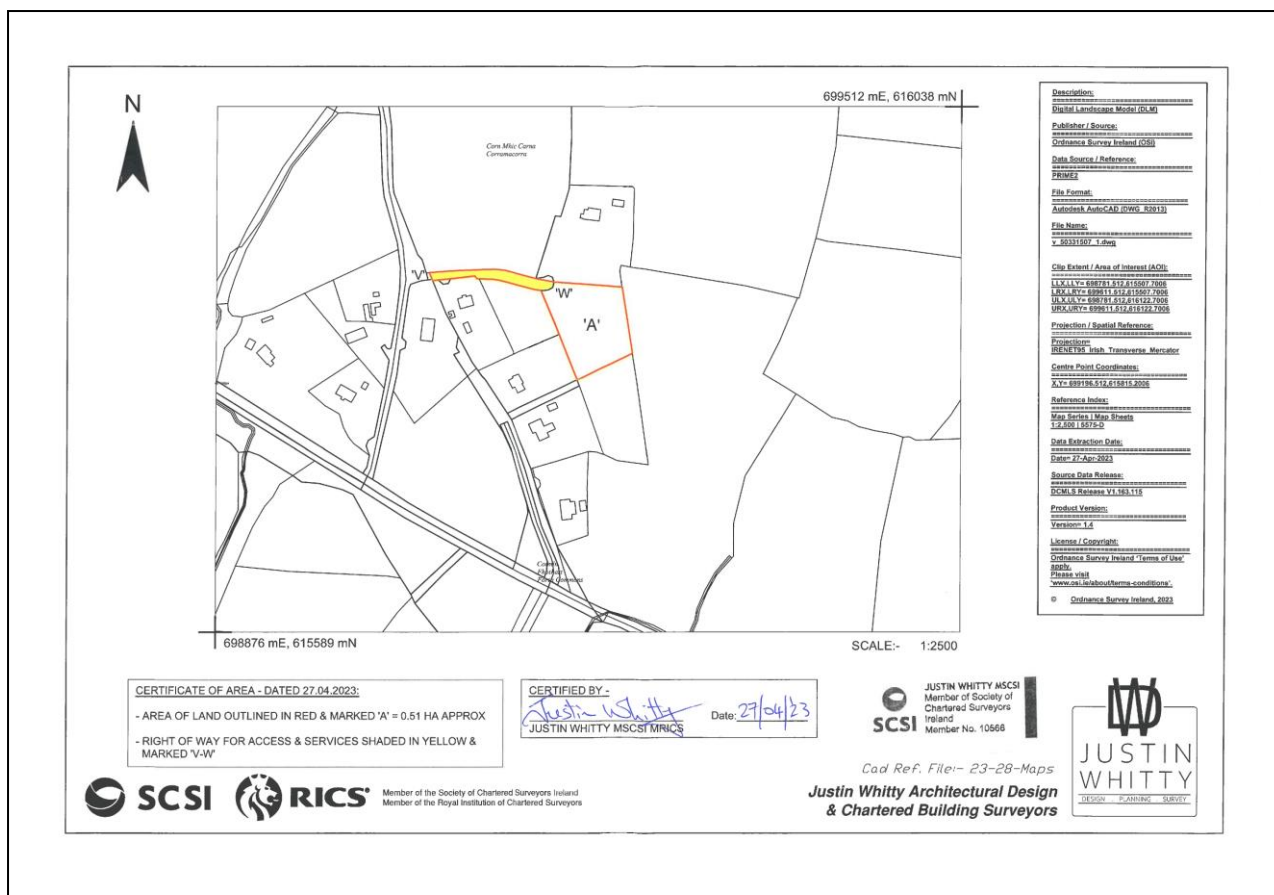
General: This is a truly unique opportunity to acquire a stunning property close to the vibrant village of Murrintown and the beautiful Johnstown Castle. This location is close to the renowned 'Blue Flag' beaches at Rosslare and Curracloe.

Local amenities at Murrintown village include; primary school, crèche, church, post office, shop, pub, takeaway, community centre and playgrounds. There is extensive road frontage.

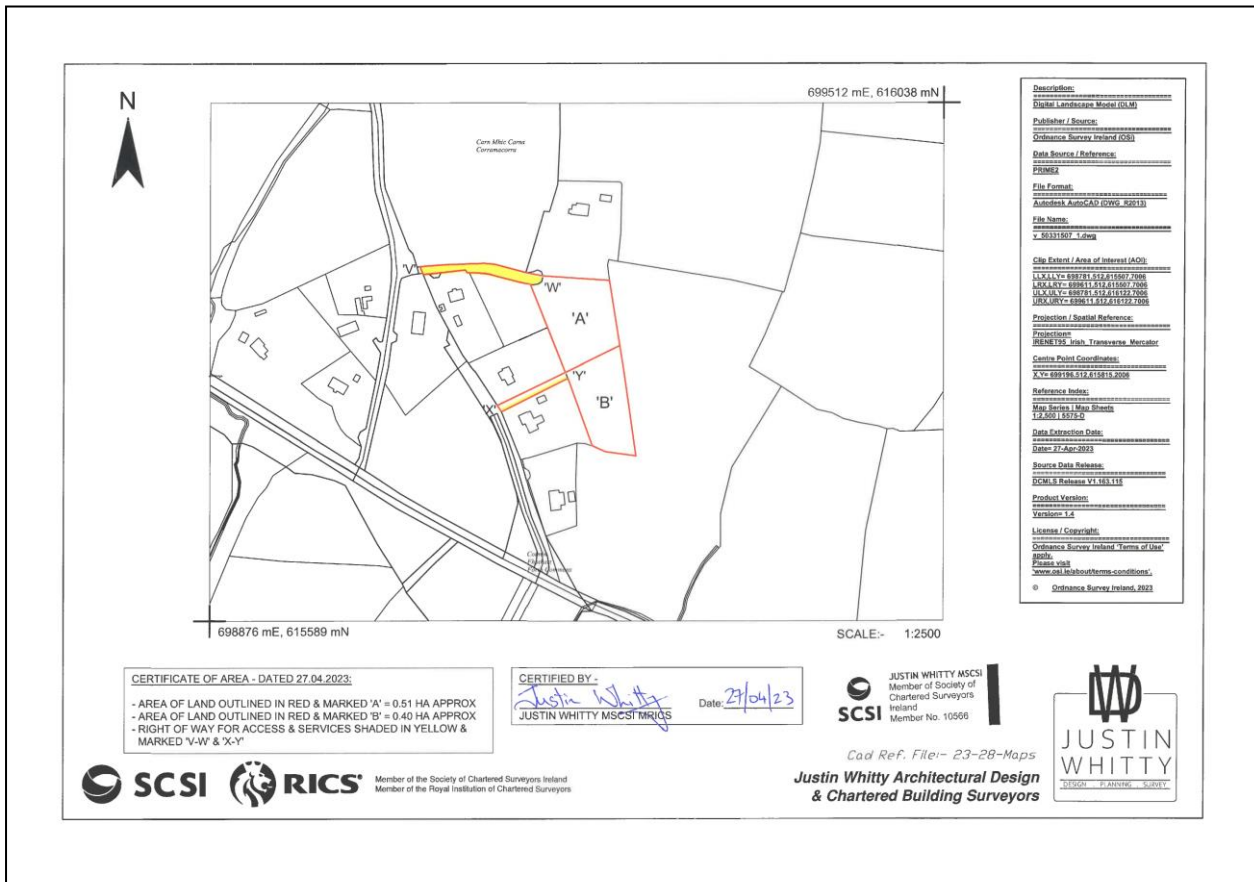
Please Note: This property is offered for sale subject to planning permission for the party applicant who meets the criteria defined as a "local rural person" i.e. someone who was born or has lived for a minimum period of five years in the "local rural area".

DIRECTIONS:

From Murrintown proceed straight through the village passing the community centre on your right and the post office / church on your left. Continue straight for 1.2km and take a right (Directional Signage). Continue for c. 700 metres and turn right. The site is on the right-hand side of laneway – access via agricultural gate. (For Sale Sign)



Second Site adjacent to Site A is Site B – c. 0.98 acres



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These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRSA No. 002141

