

# FOR SALE

AMV: €155,000

File No. b881.BK

## Site for Sale

### c. 1.24 Acre Site at Killiane, Drinagh, Wexford

- Superb site available in this most sought-after residential location.
- Hard core access road and water, electricity and broadband services to be provided.
- Percolation test carried out and passed. Qualified report available.
- Kehoe & Assoc. are offering this site for sale subject to the purchaser obtaining planning permission for one dwelling house.
- Most conveniently located, only 5 minutes' drive from Wexford Town, close to the coast and amenities at Piercestown Village including an excellent primary school.
- A private setting with mature surroundings.
- Please Note: Site is on the attached layout plan identified by 'SITE 2 area outlined in red measures c. 5,011 sq.m. or c. 1.24 Acres'.
- For further details, contact the sole selling agents, Kehoe & Assoc. at 053 9144393.



**Kehoe  
& ASSOC.**

# Land Registry Compliant Map

**RIGHT OF WAY/WAYLEAVE  
COLOURED YELLOW**

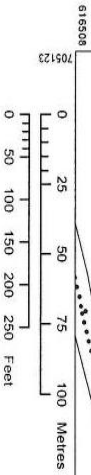
*Baile an Róigh*  
Rowestown

*An Phéac Fhuar*  
Coolpeach

*Ui Bheagáin Uachtarach*  
Bogganstown Upper

*Ré na gCa Sheepw*

*Cill Laine*  
SITE 2 AREA OUTLINED IN RED MEASURES  
5011 SQ.M. OR 1.24 ACRES.



OUTPUT SCALE: 1:2,500

**CAPTURE RESOLUTION:**  
The map objects are only accurate to the resolution at which they were captured.  
Output scale is not indicative of data capture scale.  
Further information is available at:  
[www.taitle.ie](http://www.taitle.ie) search 'Capture Resolution'

**LEGEND:**  
To view the legend visit  
[www.taitle.ie](http://www.taitle.ie) and search for 'Large Scale Legend'



**Taitle  
Éire**

**CENTRE COORDINATES:**  
ITM 705415,616723

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ORDER: 503778

**MAP SERIES:** 1:2,500  
5577A  
1:2,500  
5577-C

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The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

This topographic map does not show legal property boundaries, nor does it show ownership of physical features

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705706

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705123



**Directions:** In Wexford town proceed out the Rosslare Road passing Glanbia/Wexford Creamery on the left hand side. Continue until you come to the Drinagh Court Hotel and turn immediately left after the hotel. Proceed down this road and the site for sale is approximately 1.5km on the right hand side (For Sale sign)

## Sales Agent

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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