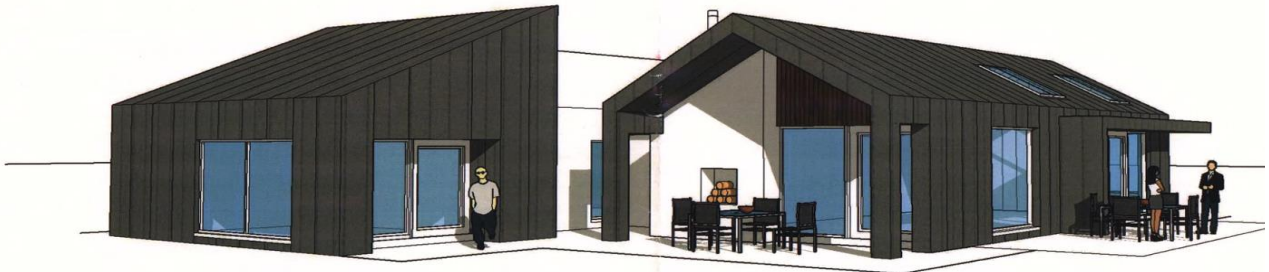


# FOR SALE

AMV: €75,000

File No. D880.CWM



2023154

WEXFORD COUNTY CO.

RECEIVED

19 DEC 2023

PLANNING SECTION

[www.mernagh.ie](http://www.mernagh.ie)

Cad Ref. File: 23-20

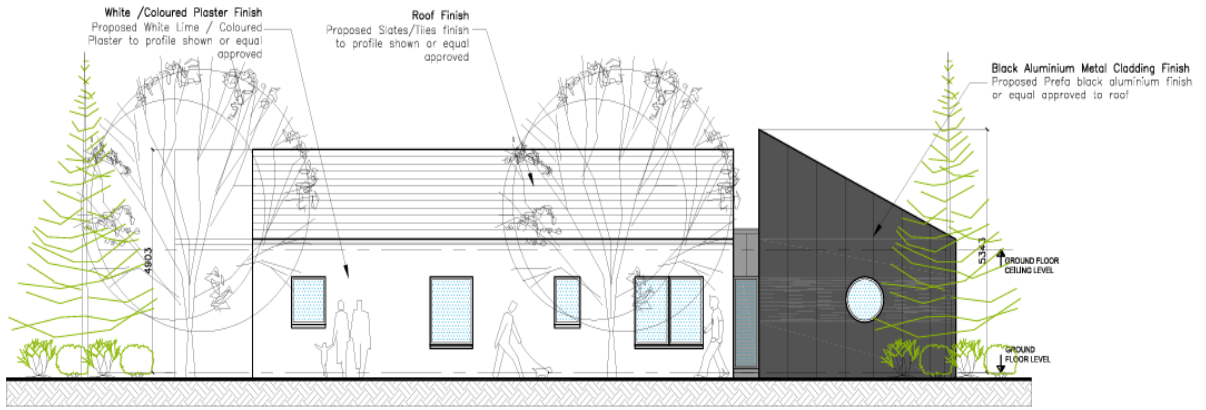


## c. 2.5 Acre / c. 0.98 Hectares at Gibberwell, Seafield, Killag, Co. Wexford

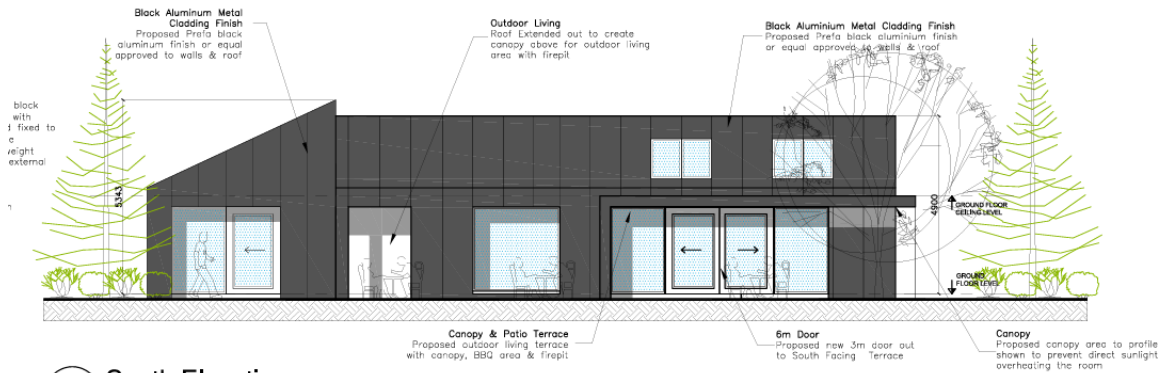
- Site with planning approved for a detached bungalow extending to c. 165 sq.m. / 1,776 sq.ft.
- Approximately 1km from Duncormick village and 20km from Wexford Town.
- Panoramic views over Wexford Countryside and walking distance to beach.
- Truly unique opportunity to acquire a site in a sought-after location.
- Full Planning Permission was granted under planning reg. No. 20231544. Applicants must meet local need requirement i.e. Live or have linkage to the area within a 7.5km radius of site and have a need for a house.
- Section 47 applies: Principal private residence.
- Directions: Google coordinates for the site: (52°13'24.3"N 6°38'50.6"W). The adjacent Eircode Y35K519 (For Sale boards)



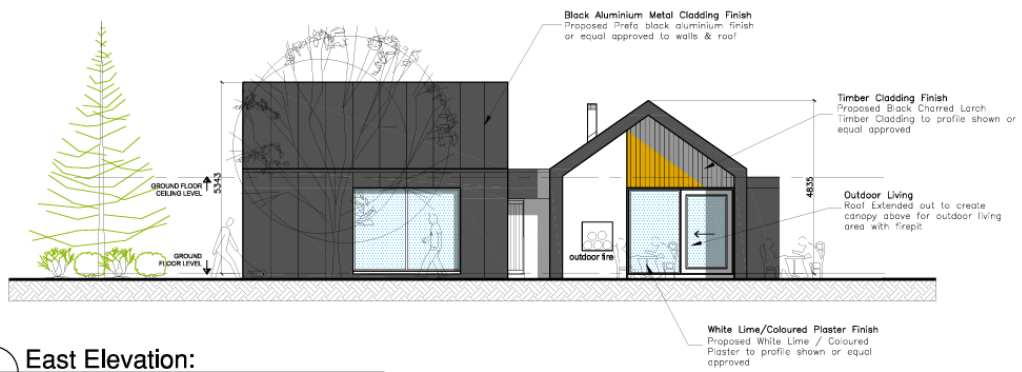
**Kehoe  
& ASSOC.**



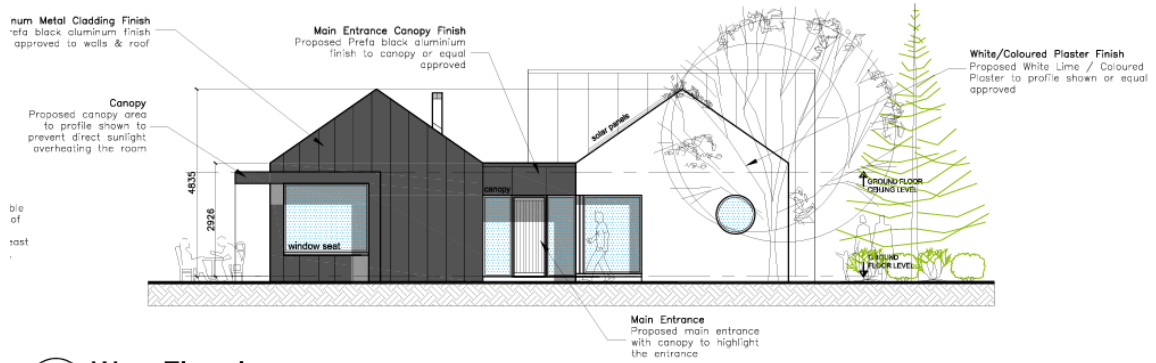
North Elevation:  
1:100



South Elevation:  
1:100

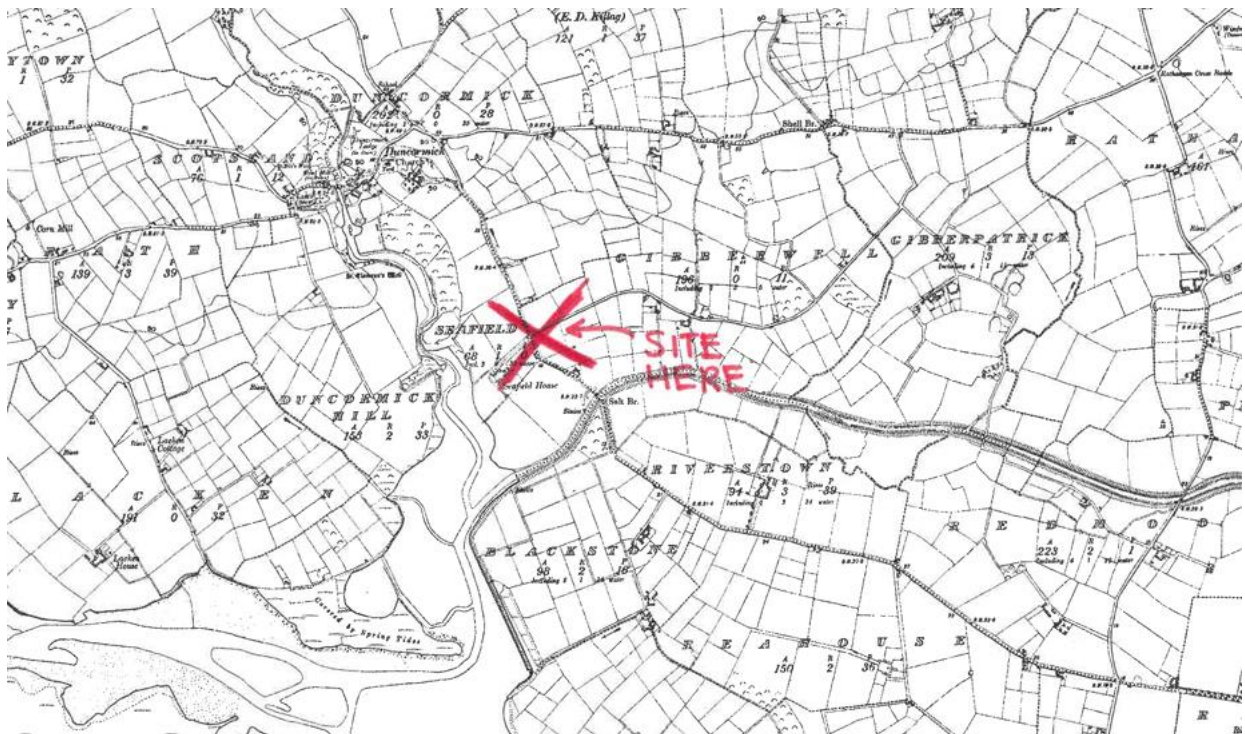


East Elevation:  
1:100

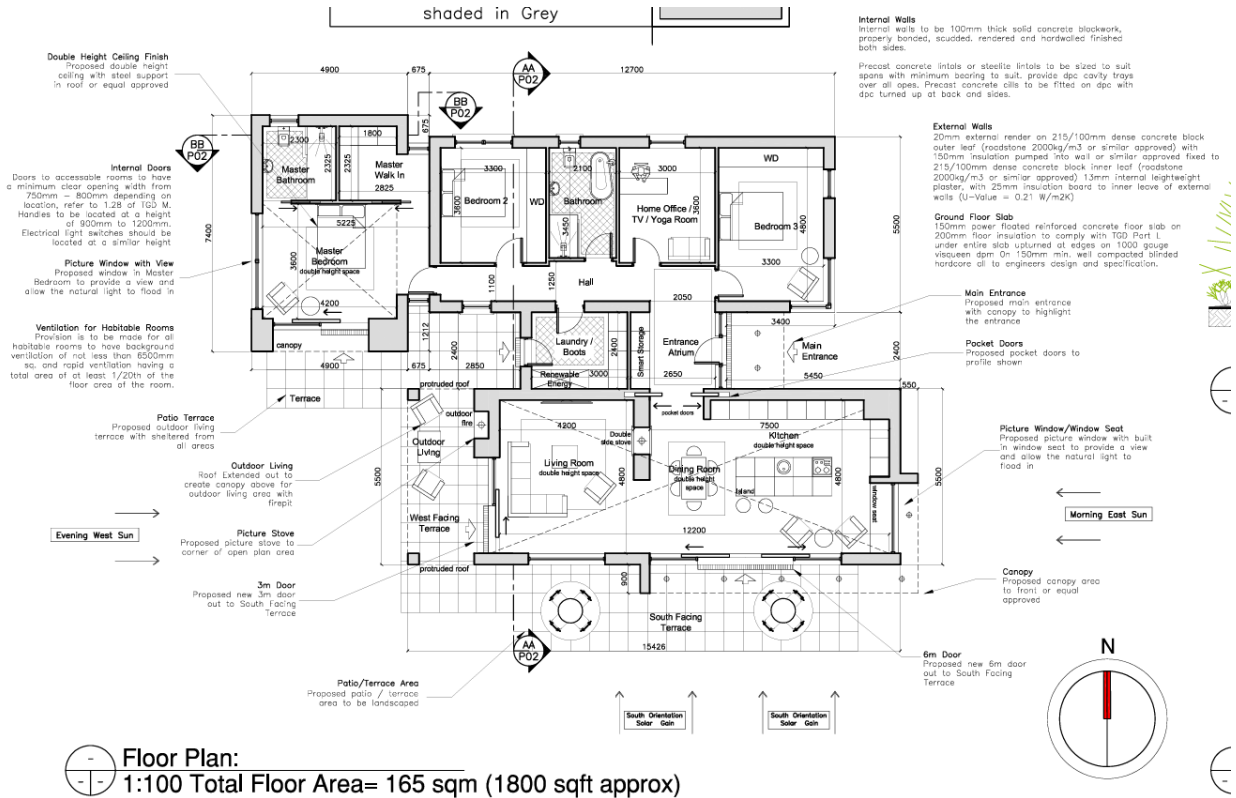


West Elevation:  
 1:100

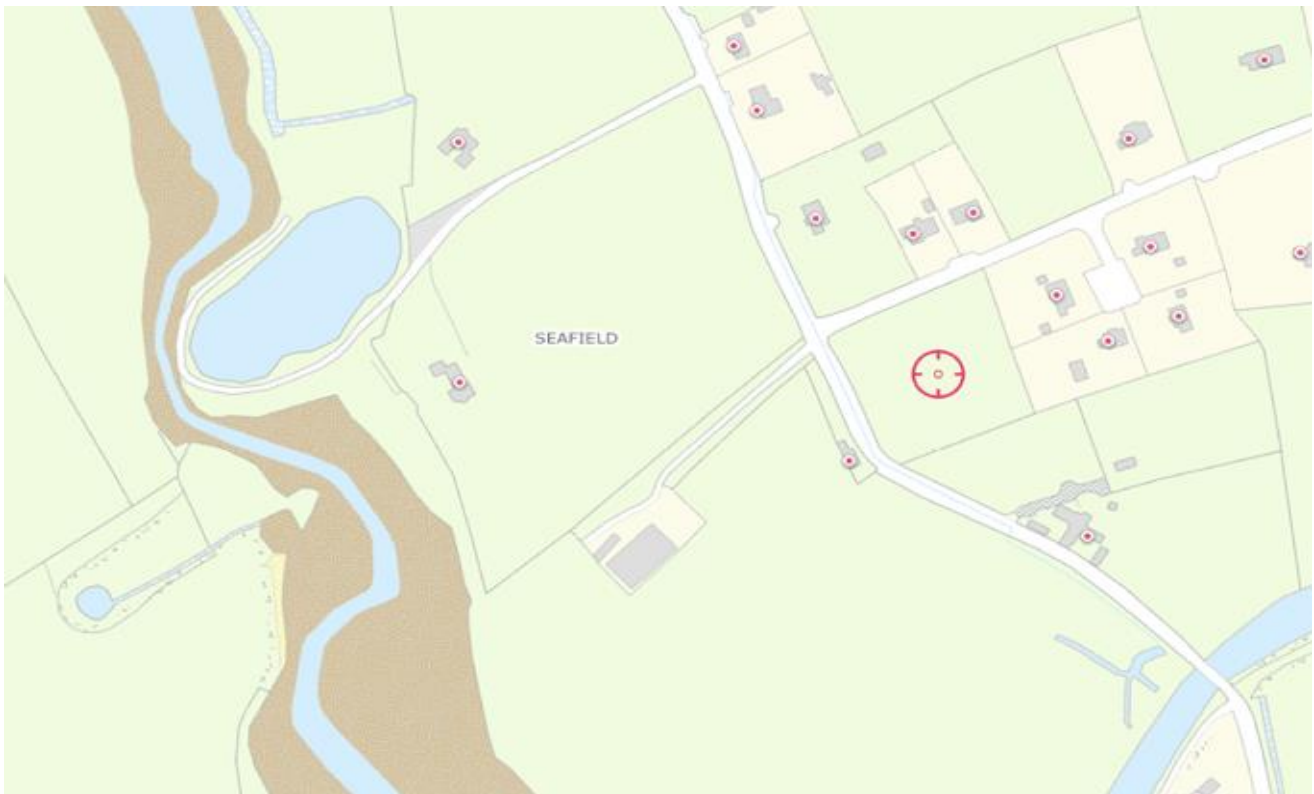
## LOCATION MAP



# FLOOR PLANS



# FOLIO MAP



# SITE LAYOUT



## Sales Agent

**CATRIONA MURPHY**

**087 2427525**

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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