

FOR SALE

AMV: €50,000

File No. E379 BK

Site for Sale

c. 1.63 Acre Site at Arnestown, Foulksmills, Co. Wexford

- c. 0.66 hectares / 1.63 acres site.
- Prime rural site with generous road frontage.
- 5 minutes' drive from Wellingtonbridge.
- 15 minutes from the outskirts of Wexford Town.
- Excellent self-build opportunity (S.T.P.P.)
- For further details, contact the sole selling agents, Kehoe & Assoc. at 053 9144393.



**Kehoe
& ASSOC.**



ARNESTOWN

ARNESTOWN

Folio Number	WX30803F
Title Level	Freehold
Plan Number	BWMD9
Property Number	1
Area of selected plans	0.66 hectares.
Number of Plans on this folio:	1
Address	Not Available

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*Title Eireann Registration Boundaries and Plan Area are **not conclusive**. See Section 6(2)(1) of Registration of Title Act 2006 and Rule 8(3) of the Land Registration Rules 2012.

Location

The subject property is located at Arnestown, Foulksmills, Co. Wexford, in a peaceful countryside setting just 4.5 kilometres (approximately 5 minutes' drive) from Wellingtonbridge village. St. Joseph's National School, Ballymitty, is located just 2km from this site.

Wellingtonbridge and the surrounding areas offer an excellent range of everyday amenities including supermarket, pharmacy, hardware store, cafés, pubs and sports clubs. The site is just 15 minutes from the N25 at the Duncannon Road Roundabout on the outskirts of Wexford Town, ensuring convenient access to the wider South-East region.

The property is situated adjacent to Eircode Y35 EH73.

Description

An attractive and well-proportioned site extending to approximately 0.66 hectares / 1.63 acres, enjoying generous road frontage within an established rural residential setting.

The site is regular in configuration and offers excellent scope for the construction of a substantial detached dwelling, subject to the necessary planning permission. Its scale provides ample space for a well-positioned residence together with extensive private gardens and outdoor space.

This is an ideal opportunity for purchasers seeking to design and build a bespoke countryside home while remaining within easy reach of village amenities and the national road network.





Directions

From the Duncannon Road Roundabout on the N25 proceed towards Duncannon. Continue for approximately 14.6km then turn right onto the L7033. The site will be located 2km up this road adjacent to Eircode Y35 EH73 (“For Sale” signage).

Sales Agent

Selling Agent: Bobby Kehoe

Contact No: 085 7111540

Email: bobby@kehoeproperty.com

Kehoe & Assoc.,
Commercial Quay,
Wexford

053 9144393

www.kehoeproperty.com

Email: info@kehoeproperty.com



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