

FOR SALE

AMV: €90,000

File No. D679.BK

Site for Sale

c. 0.47 Acre Site at Starvehall, Coolballow, Wexford (S.T.P.P)

- Residential site extending to c. 0.19 hectares / 0.47 acres.
- Attractive setting approximately 4km from Wexford Town.
- Fronting a local public road in an established residential setting.
- Convenient to Piercestown, Murrintown, Johnstown Castle Estate, Museum & Gardens and a host of local amenities.
- Located within the Wexford Town development boundary, where Local Need planning policies applicable to rural housing in County Wexford would not apply.
- For further details, contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

**Kehoe
& ASSOC.**



Location

This site is situated in the townland of Starvehall, Co. Wexford, approximately 4km from both Piercestown Village and Wexford Town. Murrintown Village is also within easy reach and offers an excellent range of everyday amenities. Piercestown provides an excellent range of local amenities including Piercestown National School, supermarket, pharmacy, church and St. Martin's GAA & Tennis Club. Murrintown offers further amenities including Murrintown National School, childcare and afterschool facilities, Daybreak Murrintown, church, post office, coffee shop, playground, takeaway, pub and Murrintown Community Centre. Forth Celtic AFC is also located nearby.

For leisure, the renowned Johnstown Castle Estate, Museum & Gardens is just minutes away, while Rosslare Strand's Blue Flag beach is approximately 13km from the property. Wexford Town, just a short drive away, offers an extensive range of secondary schools, retail outlets, restaurants, cafés, cultural attractions and excellent transport links. Starvehall offers the perfect balance of peaceful countryside living while remaining within easy reach of Wexford Town and the many amenities the surrounding area has to offer. The property is situated adjacent to Eircode Y35 E1N0.

Description

An attractive residential site extending to approximately c. 0.19 hectares / 0.47 acres situated in the sought after townland of Starvehall, Co. Wexford. Occupying an established residential setting with frontage onto a private lane accessed via Sinnotstown Lane, the property enjoys a peaceful countryside location whilst remaining just minutes from Wexford Town and a wide range of local amenities.

This site is located within the Wexford Town development boundary. Local Need planning policies applicable to rural housing in County Wexford would not apply. This is an excellent opportunity to acquire a residential site in a highly regarded location close to Wexford Town, Piercestown, Murrintown, Johnstown Castle Estate and the extensive range of amenities the surrounding area has to offer.

> Back

Folio Number WX6456F
 Title Level Freehold
 Plan Number 27
 Property Number 1
 Area of selected plans 0.19 hectares.
 Number of Plans on this folio: 1
 Address Not Available

Add to Basket

Create Alert

*Taithe Éireann Registration Boundaries and Plan Area **are not conclusive**. See [Section 62\(2\) of Registration of Title Act 2006](#) and [Rule 8\(3\) of the Land Registration Rules 2012](#).

View Basket

Print Current View

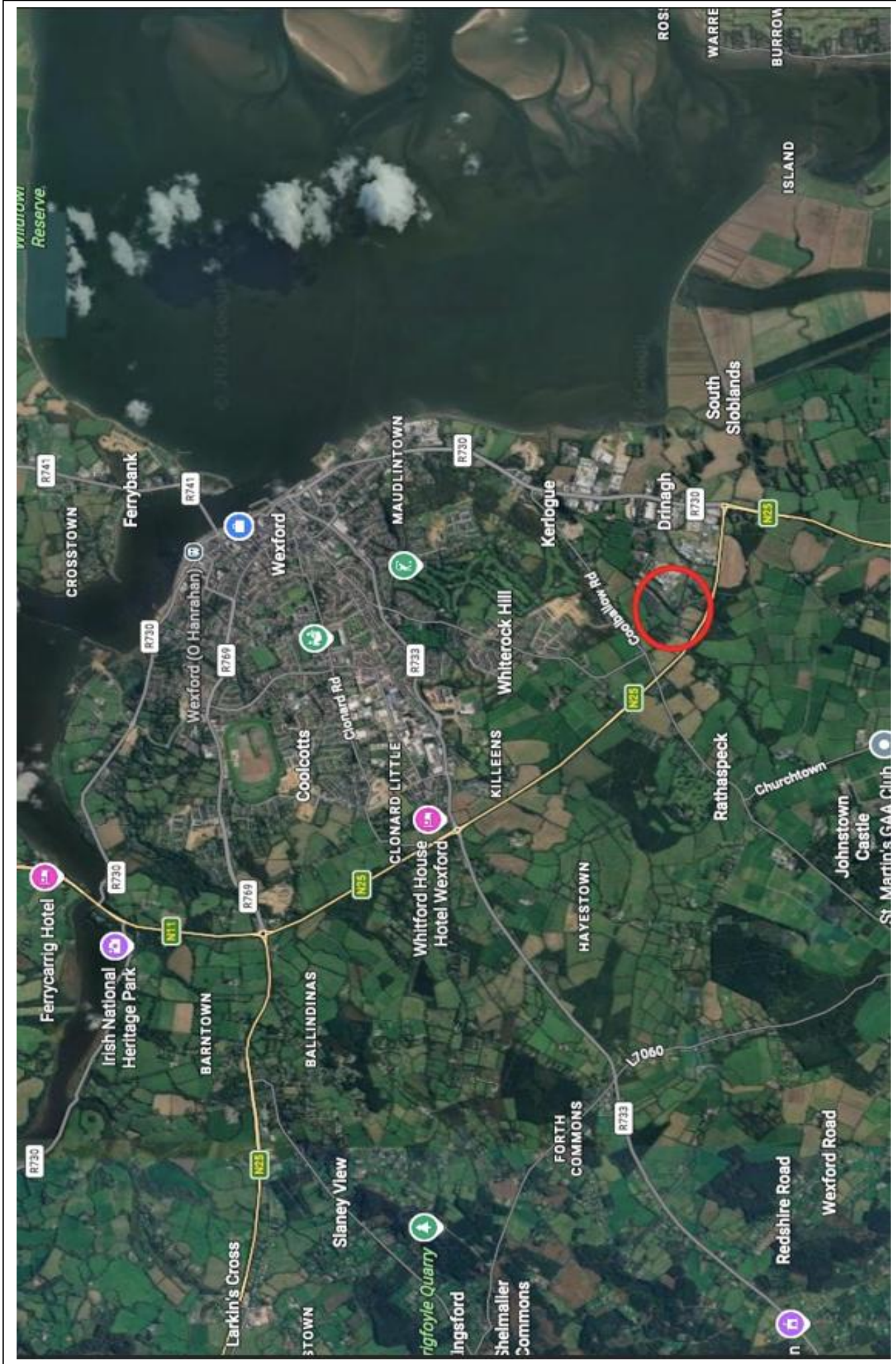
Help



Gaeilge



XV 704083, 618568
 Scale 1 : 1000
 Townland Starvehall
 Barony Forth
 County Wexford



Directions: The site is situated opposite Eircode Y35 E1N0.

Sales Agent

Selling Agent: Bobby Kehoe

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**Kehoe & Assoc.,
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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