

FOR SALE

AMV: €145,000

File No. E536.BK

Site for Sale

c. 1.58 Acre Site at Ballykilliane, Drinagh, Co. Wexford

- **Superb residential site extending to c. 0.64 hectares / 1.58 acres.**
- **Exceptional location just 850m from Piercestown National School, 6.5km from Wexford Town Centre and just 10km from Rosslare Strand.**
- **Level site with mature boundaries and private countryside setting.**
- **Excellent opportunity to construct a family home, subject to the necessary planning permission.**
- **Convenient to Piercestown Village, the N25 and a host of local amenities.**
- **For further details, contact the sole selling agents, Kehoe & Assoc. at 053 9144393.**



**Kehoe
& ASSOC.**

Location

This site enjoys an exceptional location at Ballykilliane, Drinagh, one of Wexford's most established and sought after residential addresses. Situated just 1km from the N25 Rosslare Road at Drinagh Garden Centre and only 6.5km from Wexford Town Centre, the property offers the perfect balance of peaceful countryside living and everyday convenience. Piercestown National School is located just 850m away, while nearby Piercestown Village provides an excellent range of amenities including Londis convenience store, coffee shop, church and St. Martin's GAA & Tennis Club. Johnstown Castle Estate, Museum & Gardens is situated approximately 3.5km from the property, while the renowned Blue Flag beach at Rosslare Strand can be reached in approximately 10 minutes. This highly convenient location combines a tranquil rural setting with excellent access to schools, sporting facilities, beaches and all the amenities of Wexford Town.

Description

Kehoe & Associates are pleased to present this attractive c. 1.58 Acre residential site to market. Extending to approximately 0.64 hectares / 1.58 acres, this well proportioned site enjoys a mature countryside setting within one of Wexford's most sought after residential locations. The land is generally level in nature and is bounded by mature hedgerows and established trees, creating an attractive and private setting. The surrounding area is characterised by quality detached homes on generous sites, making Ballykilliane a long established and highly desirable location for those seeking to build a family home while remaining within minutes of Wexford Town. Offering an excellent combination of privacy, convenience and accessibility, this property represents an outstanding opportunity to acquire a substantial site in a premium residential location, subject to the necessary planning permission.

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Scale 1 : 1000

Townland Ballybane

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County Westford

Property Details
Back

<p>Folio Number W669231F</p> <p>Title Level Freehold</p> <p>Plan Number D99D</p> <p>Property Number 1</p> <p>Area of selected plans 0.64 hectares.</p> <p>Number of Plans on this folio 2</p> <p>Address Not Available</p>	<p>Add to Basket</p> <p>Create Alert</p>
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*Title Eireann Registration Boundaries and Plan Area are **not conclusive**. See Section 6.2(2) of Registration of Title Act 2006 and Rule 8(3) of the Land Registration Rules 2012.

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Features:

- c. 0.64 hectares / 1.58 acres site
- Level and well proportioned parcel of land
- Mature trees and established boundary hedging
- Attractive countryside setting
- Established and highly regarded residential location
- 850m from Piercestown National School
- 1km from the N25 Rosslare Road
- 3.5km from Johnstown Castle Estate, Museum & Gardens
- 6.5km from Wexford Town Centre
- 10km from Rosslare Strand

Directions:

From the N25 at the Rosslare Road Roundabout head towards Rosslare. At Drinagh Garden Centre turn right towards Piercestown. Continue for approximately 1km and turn right. The entrance into the site is directly adjacent to Eircode Y35 XVP9 ('Site For Sale' board).

Sales Agent

Selling Agent: Bobby Kehoe

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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

