

FOR SALE

AMV: €50,000

File No.E229.1.CWM



c. 1 Acre Site at Camblin, New Ross, Co. Wexford (Adjacent to Eircode: Y34 KW13)

- Circa 1 Acre site with good road and lane access.
- Excellent connectivity to the N25 via the Camblin overpass.
- 4km from New Ross town centre.
- Quiet countryside setting with attractive rural views.
- Ideal for a one-off residential build (subject to planning permission).
- For further details. contact the sole selling agents only, Kehoe & Assoc. at 053 9144393.



**Kehoe
& ASSOC.**

Property Overview

An excellent opportunity to acquire a c. 1-acre countryside site ideally located at Camblin, New Ross, Co. Wexford.

The site enjoys lane access directly from the new Camblin overpass crossing the N25, offering both privacy and convenience.

Set within scenic rural surroundings, this parcel forms part of Folio WX29623F (map to follow). The property offers an attractive location for those seeking to build a home in a peaceful countryside setting while remaining close to all local amenities.



Location & Accessibility

The site is superbly positioned:

- Just 4 km from New Ross, a bustling commercial town offering supermarkets, schools, restaurants, cafés, and retail outlets.
- Easy access to the N25, linking Waterford (approx. 25 mins) and Wexford Town (approx. 35 mins).
- Rosslare Europort is under an hour's drive, making it ideal for those requiring convenient access to national and international routes.

For further details contact Wexford Auctioneers; Kehoe & Associates on 053 9144393 or info@kehoeproperty.com

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