

Ref: 7601

# BARRAGLAN, MONAMOLIN, GOREY, CO. WEXFORD



**QUINN PROPERTY**

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## Well Located C. 0.461 HA (C. 1.14 Acre) Site Within Walking Distance Of Local Village For Sale By Private Treaty (S.T.P.P.)

### LOCATION & DESCRIPTION:

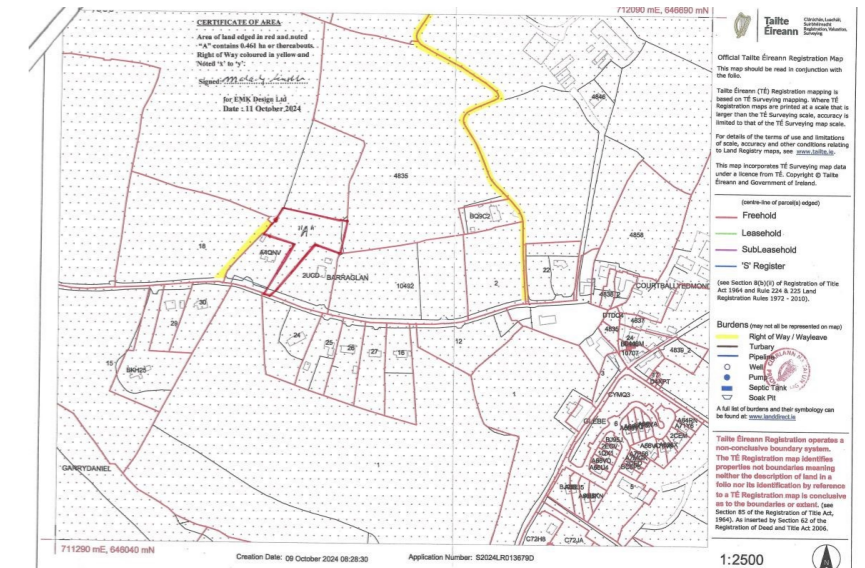
QUINN PROPERTY are delighted to introduce this valuable site to the market which extends to C. 1.14 acres. It is slightly elevated and has splendid views of the rolling countryside. Whilst it is accessed by a right of way it also has road frontage (see map). Local needs does not apply to this property due to its proximity to the village of Monamolin.

It is located a mere 400 meters from the village of Monamolin with a shop, primary school, churches and sporting facilities. It is 2.5km from Ballyedmond with shop, post office and the renowned 'Wells House and Gardens', a venue that has something for all ages to enjoy. Local schools are serviced daily by a local-link bus, which also includes services to Gorey and Wexford. Kilmuckridge village is 8.5km away and is a popular tourist destination with a good range of services to include primary and secondary schools, supermarkets, pubs, hotel, restaurants and the nearby 'blue flag' Morriscastle beach.

Gorey town is fifteen minutes' drive north of the site and offers an extensive choice of amenities with schools, restaurants, shops, pubs, hotels and a vast array of leisure facilities and golf courses to include Courtown Golf Club and Ballymoney Golf Club. There are also excellent daily commuter services in Gorey with Bus Eireann and the local train station.

The site is close to some of Wexford's finest beaches such as Curracloe, Cahore, Old Bawn and Courtown. Wexford town is a twenty five minute drive, Enniscorthy a twenty minute drive, while Dublin is a comfortable drive of just over an hour, making this site a very attractive commute for any prospective purchaser.

A.M.V. €75,000



The above particulars are issued by QUINN PROPERTY on the understanding that any negotiations whatsoever concerning the property are conducted through QUINN PROPERTY. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.