

Ref: P3993

C. 11.6 ACRES

COURTOWN

KILTENNEL, GOREY, CO. WEXFORD

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## VALUABLE C. 4.7 HA (C. 11.6 ACRES) ROADSIDE HOLDING FOR IMMEDIATE SALE BY PRIVATE TREATY

### LOCATION:

The lands are located in a coastal part of north Co. Wexford, along the Courtown to Ballymoney road, adjacent to Courtown Golf Club. The land is 3km from Courtown, 2km from Ballymoney and 7km from Gorey town and the N11. Gorey is one of north Wexford's most noted towns and offers an excellent choice of schools from primary, secondary, post leaving and adult education, Educate Together and a Gaelscoil, along with a wealth of restaurants, shops, pubs, award winning hotels with a vast array of local leisure amenities such as endless sandy beaches, golf courses, to include Courtown Golf and Ballymoney Golf Club, swimming and leisure centres. Wexford is a 30 minute drive, Enniscorthy a 20 minute drive while Dublin is a comfortable commute of one hour.

### DESCRIPTION:

The land, extending to c. 11.6 acres, is a rectangular site with extensive frontage onto the public road. It is currently growing a crop of mature forestry. The holding is in a popular part of north Co. Wexford, within close proximity to both Ballymoney and Courtown beaches. It may have potential for a residential dwelling, subject to planning permission.

### DIRECTIONS:

From Gorey take the R742 towards Courtown, go through the Raheenagurren Roundabout and take the first road to the left. Proceed all the way to the T junction, turn left, pass Courtown Golf Club and the land is on the right hand side with a **QUINN PROPERTY** signboard.



**A.M.V. €100,000**

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