

# For Sale

Asking Price: €350,000



Ballykillageer Lower  
Arklow  
Co Wicklow

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C. 3.23 Acre Development Site Designated Residential Development In The Ballycooge Area Plan.

Extensive road frontage, just past Ballycooge primary school on the left (see map attached). This plot is for sale "as is" and not subject to planning. There is a modern sewerage treatment plant in operation across the road & public water supply. Broadband is also available in the area.

This site is situated at the junction of Ballycooge, approximately 10 kilometres northwest of Arklow town centre which is a well serviced with numerous primary and secondary schools, a good array of retail outlets including Bridgewater Shopping Centre, Dunnes Stores, Aldi, Lidl's, Tesco and numerous independent retail, coffee shops, restaurants, bars, an excellent public transport network with frequent bus and rail services and the ever improving M11 (Dublin to Wexford Road) Motorway is only a 15 minutes' drive away.

Furthermore, Woodenbridge with its hotel, golf club, shop, service station, and outdoor activities is c. 3.5 kms away and the M11 (Dublin to Wexford Road) Motorway is a 15 minutes' drive away.

### Directions:

From Arklow Town, travel up main street to the roundabout, turn right for Woodenbridge. Turn Left at Delaneys Garage "just before Woodenbridge Hotel" (sign posted Ballycoog 4 km), proceed for 0.1 km and turn Right (sign posted Ballycooge 3 km) Proceed for 2.3 km to the T junction (Ballycoog church in front of you). Turn Left and the sites are on your left. Look out for the Sign.

**BER:** BER Exempt



### NEGOTIATOR

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