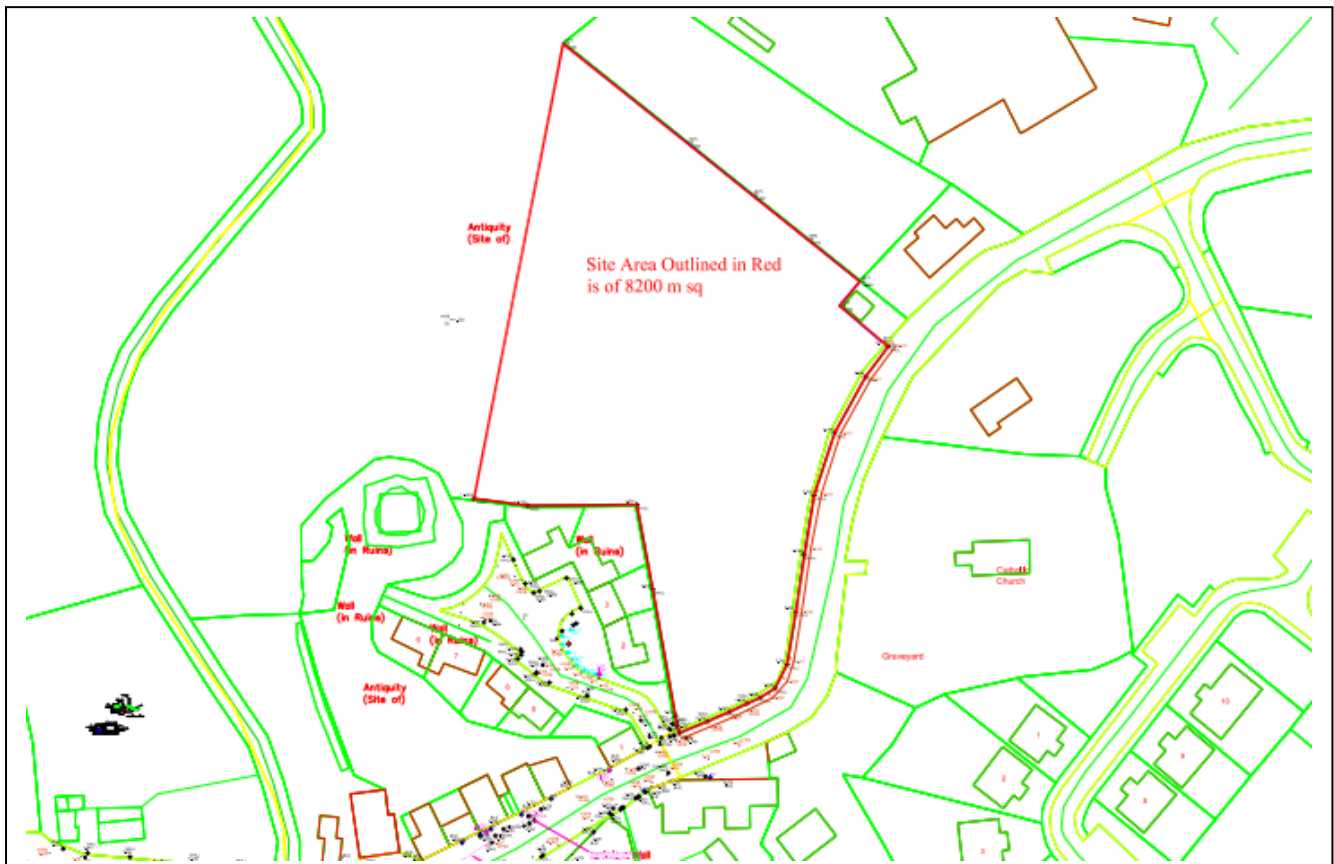


FOR SALE

AMV: €180,000

File No.E205.CWM



c. 2 Acres Duncormick Village, Co. Wexford

- **Prime Village Centre Position:** c. 2 acres in the heart of Duncormick Village.
- **Outstanding Coastal Setting:** Minutes from some of Wexford's finest sandy beaches.
- **Proven Residential Location:** Close to established and successful housing developments.
- **Strong Development Potential** for small residential development.
- **Excellent Connectivity:** Only 20 minutes from Wexford Town, served by Local Link bus routes.
- **For further details. contact the sole selling agents only, Kehoe & Assoc. at 053 9144393**



**Kehoe
& ASSOC.**

Location – The Charm of South Wexford

Duncormick is a village in South Wexford, renowned for its strong community spirit and enviable coastal setting. The property is only a short drive from a string of spectacular sandy beaches including Bannow Bay, Cullenstown, Kilmore Strand and Ballyhealy, offering endless opportunities for seaside walks, swimming, and water sports.

Just 10 minutes away lies the picturesque fishing village of Kilmore Quay, a destination famed for its marina, seafood restaurants, and access to the stunning Saltee Islands. The wider South Wexford region is celebrated for its rich heritage, charming villages, and relaxed coastal lifestyle, while still being within easy reach of Wexford Town (20 mins), Rosslare Europort (30 mins) and the M11/N25 corridor.

Bannow Beach



The Property

This valuable c. 2-acre landholding occupies a superb village centre position, directly accessible to the village footpath and road frontage. Its central location ensures unrivalled convenience to the of local amenities, making it a standout opportunity for residential or indeed commercial development.

Residential expansion in the area reinforces the appeal of this site, with several well-established housing schemes nearby. However, the village core location of this site sets it apart, enhancing both its immediate and long-term value.

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

Cullenstown Beach



Features

This is a truly strategic and versatile landholding, combining:

- A prime village centre position
- Immediate proximity to amenities
- Access to some of Ireland's most beautiful beaches
- Strong regional transport links

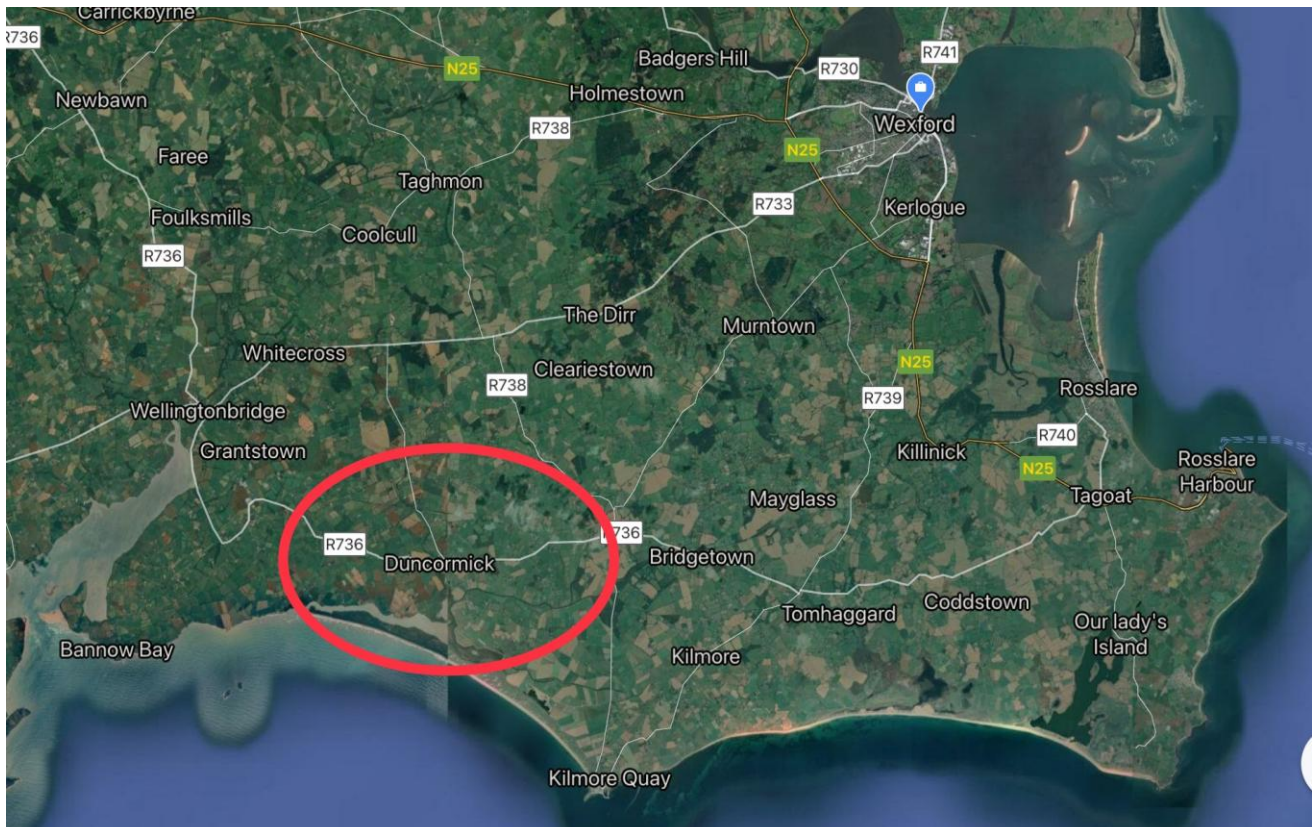
It offers an excellent opportunity for developers, investors, or those seeking a significant parcel with compelling growth potential in one of Wexford's most desirable coastal locations.

Kilmore Quay



Wexford is the County Town with an urban population in the region of 21,524 people – (Source: CSO Census 2022). The results of Census 2022 show that County Wexford's population has seen a rise of 9.7% to 163,919 since April 2016. At the time of the previous census County Wexford recorded a population of 149,425. This represents an increase of 14,494 people in 6 years. This is well above the national average, as the Central Statistics Office (CSO) has revealed that over the same period, Ireland's population grew by 8% from 4,761,865 to 5,149,139.

Wexford has become an increasingly popular location to live, as people seek to escape the crowded capital, and this has combined with an increasing trend towards working from home. Wexford saw one of the highest levels of inward migration since 2016, with 9,487 people opting to move here. It was by far the highest in the south-east, with Waterford gaining 7,564, Carlow 2,807 and Kilkenny 1,756. In fact, Wexford saw the fifth highest number for estimated net migration in Ireland. (Source: CSO Census 2022)



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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