

Ref: P4751



TEMPLESHANNON, ENNISCORTHY, CO. WEXFORD

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## TOWN CENTRE COMMERCIAL DEVELOPMENT SITE EXTENDING TO C. 0.3 OF AN ACRE FOR SALE BY PRIVATE TREATY

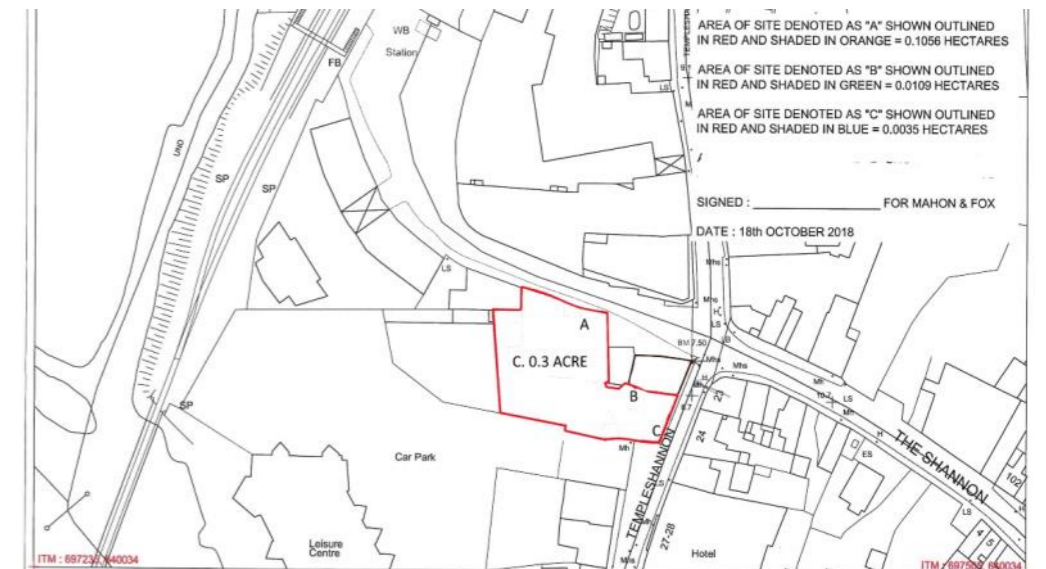
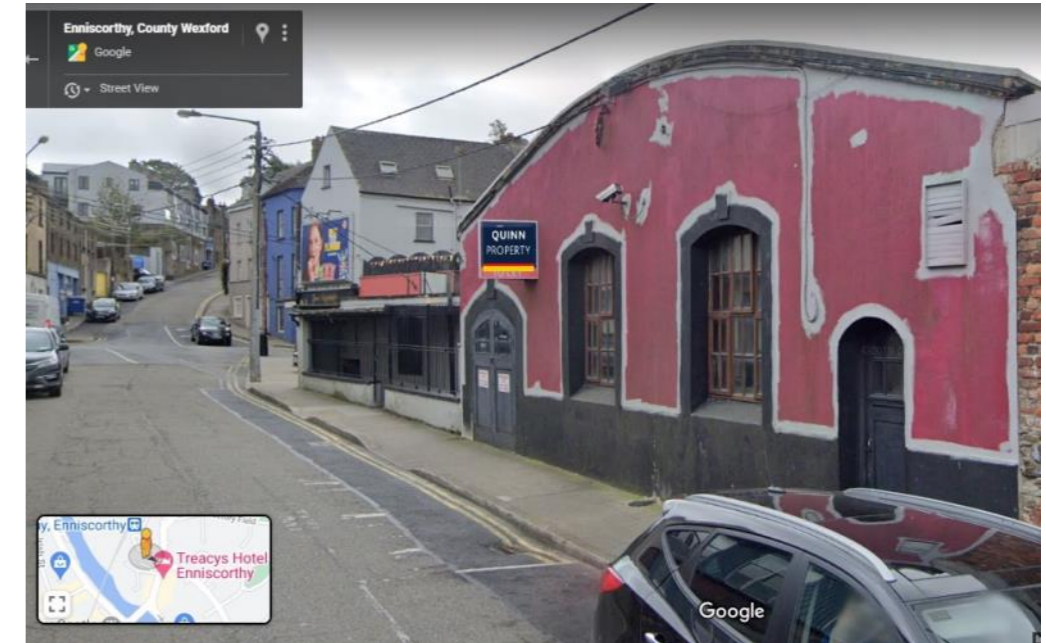
### LOCATION:

This prime commercial site is located adjacent to the Enniscorthy Leisure Centre & Swimming Pool and the local Railway Station in the heart of Enniscorthy. Enniscorthy is a thriving market town situated along the N11 and the River Slaney, with a large range of shops, services, amenities, primary and secondary schools servicing both a large urban and rural population. There is a wide range of leisure facilities including a Rugby & GAA clubs, several hotels including the four star Riverside Park Hotel with an 18-hole golf course, several pitch and putts and freshwater fishing all surrounding the town while the five-star Monart Destination Spa is only a 4min drive. Enniscorthy has an excellent range of commuting options with Irish Rail providing easy commuting to Dublin Connolly/Rosslare Harbour, Wexford Bus & Bus Eireann, the M11 to Dublin/N30 to New Ross/N80 Linking to Carlow/Laois & Offaly.

### DESCRIPTION:

The site comprises of three separate properties with a large carpark area and offers the opportunity for a large scale town centre commercial development. It extends to c. 0.3 of an acre and is zoned town centre under the current Enniscorthy Development Plan. This will allow for a mixture of commercial and residential development, subject to the relevant planning.

**THIS IS AN EXCELLENT OPPORTUNITY TO OBTAIN A  
PRIME COMMERCIAL SITE IN A TOWN CENTRE LOCATION  
A.M.V €475,000**



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