

Ref: 8890

NO. 5 THE VILLAS, CLONROCHE, CO.WEXFORD Y21 T2K3



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WELL-POSITIONED AND CLEARED SITE FOR SALE BY PRIVATE TREATY

LOCATION & DESCRIPTION:

Nestled in the heart of south County Wexford, Clonroche is a charming and well-serviced village ideally positioned along the N30, providing excellent connectivity to Enniscorthy, New Ross and onward routes to Dublin and beyond. The village offers a strong sense of community alongside a comprehensive range of everyday amenities, including a primary school, health centre, pharmacy, post office, local shops, service station and community centre, all within easy reach. Residents benefit from a selection of cafés and takeaway options, as well as essential services such as a Garda station and agricultural suppliers. The area is further enhanced by nearby leisure attractions such as Secret Valley Wildlife Park, making it an attractive setting for families and those seeking a peaceful rural lifestyle without compromising on convenience.

Formerly the setting of a residence, we understand that mains services are present, offering a rare and appealing opportunity to create a bespoke home in the very heart of the village. With its prime location and ease of access to essential infrastructure, the property provides an ideal foundation for development, subject to the necessary planning permission.

A.M.V. €50,000



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