

Ref: 9142

CORAH, FERNS, CO. WEXFORD

**QUINN
PROPERTY**

QUINN PROPERTY

www.quinnproperty.ie

ATTRACTIVE C. 0.75 ACRE SITE IN PICTURESQUE LOCATION FOR SALE BY PRIVATE TREATY SUBJECT TO PLANNING PERMISSION

LOCATION & DESCRIPTION:

This valuable holding enjoys an excellent location in the heart of Co. Wexford just 3km off the N80 at Ballycarney. It is 2km off the Ferns to Bunclody Road at Tombrack, 6km from Ferns, 11km to both Enniscorthy and Bunclody and 23km to Gorey. The close by village of Ferns offers local amenities to include shops, primary school, pub and GAA club. Enniscorthy offers host of amenities to include shops, pubs, restaurants, schools, church and GAA and Soccer grounds. Tombrack and Ballyroebeck Primary schools are a short drive from the property. Bunclody is a bustling town located along the River Slaney. The award winning Bunclody Golf & Fishing Club is one of the finest courses in the region and attracts a large number of tourists to the area each year. Further sport and leisure activities in the area include horse riding and kayaking. Bus Eireann and Wexford Bus both service Ferns, Enniscorthy & Bunclody with further bus with rail services available in Enniscorthy. Dublin can be reached within 90 minutes.

The land has frontage onto the public road, is currently in grass and is of excellent quality. Ideally located and well-positioned, this parcel of land offers an excellent opportunity for the construction of a residential dwelling, subject to obtaining the necessary planning permission. Local needs will apply.

DIRECTIONS: From Ferns, take the R745 on L1020 towards Tombrack, turning left after Coleman's Pub. Continue past Tombrack National School and after approximately 1.5km the property will be on your right, marked with a QUINN PROPERTY signboard.

A.M.V. €75,000



The above particulars are issued by QUINN PROPERTY on the understanding that any negotiations whatsoever concerning the property are conducted through QUINN PROPERTY. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.