

Ref: P5536

GROVE LITTLE, HOLLYFORT, GOREY Y25 T292

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## **A SUPERB 2 ACRE MATURE SERVICED SITE WITH DETACHED DOUBLE GARAGE AND FIRE DAMAGED RESIDENCE FOR IMMEDIATE SALE BY PRIVATE TREATY**

Located in a wonderful rural and idyllic setting on the main Gorey to Tinahely road. The property is set back 400m from the public road, approached via a hard-core laneway, giving excellent privacy and enjoying splendid views. The vibrant town of Gorey is just 6km away, Hollyfort 1½km and the property is within one hours drive of Dublin. Gorey is one of north Wexford's most noted towns and offers an excellent choice of schools in primary, secondary, post leaving to adult education along with a wealth of restaurants, shops, pubs, hotels and leisure centres. Wexford is a 40 minute drive, Enniscorthy a 20 minute drive while south Dublin is a 45 minute drive.

### **DESCRIPTION:**

This superb site has planning permission pending for a residence. All services are in place. The existing residence (fire damaged) extends to 3,850 sq ft and could be re-built on the same base. The mature site has an attractive winding tree lined driveway with an array of shrubs and trees with lawns to both sides. There is a large detached double garage extending to 900 sq ft, plumbed with W.C. and has double automatic roller doors. The property also has the benefit of a newly fitted solar panel system. This is a rare opportunity for someone to build a country residence in an established setting.

### **DIRECTIONS:**

Follow Eircode Y25 T292.

**A.M.V. 250,000**



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