

Ref: P5756

## AVENUE CLOSE, GOREY, CO. WEXFORD



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## **Two Ready To Go Residential Sites With F.P.P. (No Restrictions) For Sale By Online Auction On Wednesday 28th June At 1PM (In 1 Or More Lots)**

### **DESCRIPTION & LOCATION:**

The sites enjoy a prime location in a much sought-after residential neighbourhood. Situated within a quiet cul-de-sac of only five houses, these sites offer a rare opportunity to build two detached homes in a well-established setting. Planning was granted in October 2022 (Planning No. 20220643) for permission to construct two dwellings with connections to public services and associated site works. The property is located in an enviable central location, opposite Gorey Train Station, adjacent to Gorey Shopping Centre with Dunnes Stores and an array of shops, walking distance to the local primary and secondary schools, Church, Gorey Medical Centre and a short stroll to the main street with a vast choice of retail, banking and commercial offices.

Site A has planning permission for a three bedroom dormer style residence extending to 151.5 sq. m. The property will briefly comprise of a bedroom/office, bathroom, utility room and open plan kitchen/lounge at ground floor level with a master bedroom with ensuite and walk-in-wardrobe, bathroom and bedroom with walk-in-wardrobe at first floor level.

Site B has planning permission for a three bedroom dormer style residence extending to 164 sq m. The property will briefly comprise of a bedroom/office, bathroom, utility room, sitting room and kitchen at ground floor level with a master bedroom with ensuite and walk-in-wardrobe, bathroom and bedroom with walk-in-wardrobe at first floor level.

The property will be offered in the following lots:

Lot 1: Site A

Lot 2: Site B

Lot 3: Site A & B

**LEGAL:** Paul McMahon, McMahon Legal, 57 Clontarf Road, Dublin 3. Tel: 01-8537323



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