

Ref: P6566

**BALLYADAM, KILMUCKRIDGE, CO. WEXFORD**

**QUINN PROPERTY**

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## Excellent C.0.75 Elevated Site With Benefit of F.P.P. (Local Needs Apply) For Sale By Private Treaty

### LOCATION:

This site enjoys a superb location along a minor road about 1.5km off the R742, the Courtown/Curracloe Road. It is 2km from Kilmuckridge, 4km from Morriscastle, 8km from Blackwater and 16km Courtown and Curracloe. The property is convenient to a wide range of amenities to include primary and secondary schools, cafes, shops, restaurants, bars, sporting facilities and golden sandy beaches.

### DESCRIPTION:

The site which contains C. 0.75 acres is slightly elevated and enjoys pleasant views of the surrounding countryside. This site offers full planning permission for a bungalow extending to C. 207M<sup>2</sup> / 2,225 sq.ft. Plans can be viewed under the planning ref. no. 20210638. The new owner will have to re-apply for planning in their name(s).

### DIRECTIONS:

From Kilmuckridge, continue along the R742 (Blackwater Road) for 0.7km, turn right at the church and proceed for 1.5km and the site is on the right hand side with a **QUINN PROPERTY** signboard

A.M.V. €75,000



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