

Ref: 7568

## BALLYEDEN, CAMOLIN CO. WEXFORD



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## Excellent C. 0.75 Site (S.T.P.) For Sale By Private Treaty

### LOCATION & DESCRIPTION:

This excellent C. 0.75 Acre site is located in a scenic part of north Co. Wexford and is being sold S.T.P.P. It is 1km from Ballyoughter village with primary school and church, 4.5km from Camolin and Ballycanew, 10km from Gorey and 5.5km from the Clough Roundabout on the R772 and exit onto the M11.

Camolin is a well located, bustling village offering a wide range of amenities to include service stations, shops, primary schools, churches, pubs and the award winning Cois Na hAbhann Garden Home & Lifestyle Centre. There are an array of woodland walks nearby and the village has an active GAA and Soccer Club. Gorey is 12km drive away with a wealth of additional amenities such as restaurants, hotels, primary & secondary schools, shops and leisure activities. The M11 is less than five minutes drive leaving South County Dublin a comfortable hours' drive. Commuter Services such as Wexford Bus and Bus Eireann offer convenient hourly services.

**DIRECTIONS:** This property is located across the road from eircode Y21 F9H2 with **QUINN PROPERTY** signboard.

**A.M.V. €70,000**



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