

Ref: 8019

BALLYTHOMAS, GOREY, CO. WEXFORD

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## Valuable C. 7 Acre Holding In A Scenic Setting At the Foot Of Annagh Hill For Sale by Online Auction On Friday 16th May at 12 Noon

### LOCATION & DESCRIPTION:

The property is conveniently located directly across the renowned Gap pub and a few minutes' stroll from Ballythomas Primary School, along the main Gorey/Tinahely Road and 11km from both towns.

The village of Kilanerin can be accessed within 10 minutes offering a range of services to include primary school, church, pub, shop and GAA Club and Complex. Gorey is a 14 minute drive where there is an extensive range of amenities available in schools, shopping, daily bus and rail transport, local beaches, sporting and leisure facilities. Nearby Annagh Hill provides outdoor pursuits such as hill walking and horse riding. Access to the M11 is only a 10 minute drive, leaving Dublin a comfortable commute of one hour.

The lands are currently in grass with about 2 acres in need of some reclamation. The land enjoys extensive road frontage and may offer the benefit of site potential for a residence S.T.P.P. Positioned between a bustling main road and a serene natural Stream, these lands are ideal for development, retreat, or investment, this unique holding blends accessibility with natural beauty.



### DIRECTIONS

From Gorey, travelling up the main street, turn right at the main traffic lights for Hollyfort, continue straight for 12.5km and the property is to the left hand side just before the Gap Pub with a **QUINN PROPERTY** signboard.

**LEGAL:** Gary Hally, M M Halley & Son, Solicitors, Presentation House, Slievekeale Road, Lisduggan Big, Waterford, X91 CV40, Tel. No. 051 87403.

P.O.A.

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