

Ref: P5679

NO. 34 OCEAN POINT, COURTTOWN HARBOUR, GOREY, CO. WEXFORD Y25 AY98



BER B3

QUINN PROPERTY

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# FABULOUS 3 BEDROOM APARTMENT WITH SPECTACULAR COASTAL VIEWS

For Sale By Private Treaty

## LOCATION:

**QUINN** PROPERTY are delighted to launch this three bedroom apartment at 34 Ocean Point in the heart of Courtown Harbour. Courtown Harbour is a picturesque fishing village in the Sunny South East and has been a popular holiday resort for generations. It is a bustling village with a vast array of amenities to include shops, pubs, restaurants, hotel, beach, Courtown Sailing Club, fishing, Forest Park Leisure Centre, Pirates Cove Adventure centre with an 18 hole mini golf, 10 Pin Bowling, Electric children's Go-karts, Paddle Boats, Games Arcade, beautiful woodland walks and much more. Riverchapel with primary school, church, crèche, Community hall, sporting facilities and supermarket is a 5 minute walk. Courtown is a 5 minute drive from the Raheenagurren Roundabout and access to the M11, a comfortable drive of one hour for Dublin commuters. Gorey town, with it's extensive amenities, has excellent daily commuter services by train and bus and is only 5.8km away.



## DESCRIPTION:

No. 34 commands a pivotal position to the front of the apartment complex, it is located on the 3rd floor and enjoys breathtaking views over the village, harbour and coastline, these are fully appreciated from its well positioned balcony where sunrise and sunsets are also spectacular sights. The apartment comes to the market with all the contents included in the sale and it also includes a private secure car parking space. It is presented in immaculate condition with accommodation comprising of:



Entrance Hall:	6.0m x 2.5m	Laminated flooring, shelved hot press, closet
Kitchen:	4.6m x 3.0m	Tiled floor, fitted kitchen, electric oven, electric hob, extractor fan, washing machine, fridge freezer, microwave, dishwasher, tiled splash back
Sitting / Dining:	7.5m x 4.3m	Laminate flooring
Balcony:	7.5m x 4.3m	Commanding fabulous views over Courtown Harbour & Coastline
Bathroom:	2.5m x 2.2m	Fully tiled, w.c., w.h.b., bath
Bedroom 1:	5.0m x 2.8m	Carpet, fitted wardrobe
Ensuite:	2.3m x 1.6m	Fully tiled, w.c., w.h.b., shower, heated towel rail
Bedroom 2:	3.6m x 3.0m	Carpet, fitted wardrobe
Bedroom 3:	4.4m x 2.6m	Carpet





**SERVICES AND FEATURES:**

Electric Heating  
All Mains Services  
Property Extends To: 118.47m<sup>2</sup>  
Built:  
Private Parking  
All Contents Included In Sale  
Breathtaking Views  
Perfect Holiday / Investment Property  
Service Charge (Approx. €2,200 p.a., paid until March 2023)



**BER DETAILS:**

BER: B3  
BER No.  
Energy Performance Indicator: kWh/m<sup>2</sup>/yr



34 Ocean Point Is An Excellent Buy, It Will Appeal To Homeowners, Investors & Is The Perfect Holiday Let. Early Viewing Is Highly Recommended And By Appointment With The Auctioneer



**A.M.V. €250,000**

# QUINN PROPERTY

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