

Ref: P5953

NO. 20 FOREST PARK, COURTTOWN, CO. WEXFORD Y25 H339



BER D2

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4 Bed Detached Residence In An Exclusive Coastal Development For Sale By Private Treaty



LOCATION:

No. 20 is located within an exclusive, private development in Courtown. Located within this picturesque seaside village it has been which has been a popular holiday resort for generations. The village of Courtown offers a vast array of amenities to include shops, pubs, restaurants, hotel, beach, Active Tribe, Pirates Cove, beautiful woodland walks and much more.

This is a well-located property, with easy access to the M11 and a comfortable drive of one hour for Dublin commuters. Gorey town, with its full suite of amenities, can be reached within 10 minutes. Being one of north Wexford's most noted towns, Gorey offers an excellent choice of schools both primary and secondary and a wealth of restaurants, shops, pubs, hotels and leisure centres and GAA, rugby and soccer clubs.



DESCRIPTION:

This property offers a wonderful opportunity to locate in a much sought after location with woodland walks and seaside strolls on its doorstep. The property will have a broad appeal across a variety of buyer types and first time buyers and investors will also be drawn. No. 20 benefits from a spacious garden with pleasant forest views. This home provides spacious, bright living accommodation throughout making it suitable as either a primary residence or holiday home. Accommodation comprises of:



Hall:	2.6m x 1.3m	Tiled floor
Kitchen:	3.0m x 2.8m	Tiled floor, fitted waist and eye level units, tiled splashback, oven, hob, extractor fan, washing machine & dishwasher
Sitting/Dining Room:	5.5m x 4.0m	Tiled floor, fireplace with open fire & bay window
Inner Hall:	1.8m x 1.0m	Carpet, hotpress, shelving
Master Bedroom:	3.8m x 3.1m	Carpet floor & reading lights
Ensuite:	1.8m x 1.9m	Tiled floor, W.H.B., W.C., bath & shower
Bedroom 2:	3.6m x 2.9m	Carpet floor
Inner Hall:	1.6m x 1.0m	Carpet & Understair storage
Landing:	1.0m x 1.0m	Carpet



Bedroom 3: 6.0m x 3.0m Carpet
Bedroom 4: 5.0m x 3.7m Carpet
Bathroom: 2.0m x 1.7m Tiled floor, W.C., W.H.B. & bath



SERVICES AND FEATURES:

Coastal Location
Storage Heating
Mains Water
Mains Sewage
Property Extends To: 97m²
Built: 1998
Forest Walks
Large Rear Garden
Service Charge: There is an annual Service Charge of €2,000 p.a. discounted to €1,200 p.a. for early payment. The service charge includes maintenance and insurance of the common areas, grass cutting, public lighting and refuse collection.



BER DETAILS:

BER: D2
BER No. 116132309
Energy Performance Indicator: 275.48Wh/m²/yr



Viewing Is Highly Recommended And By Appointment Only

A.M.V. €227,500

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26 Main Street, Gorey, Co. Wexford Y25DP60

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