

Ref: P6184

NO. 29 WOODSIDE, COURTOWN, GOREY, CO. WEXFORD Y25 AW02



BER D1

QUINN PROPERTY

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Deceptively Spacious 3 Bedroom Detached Residence In Popular Location For Immediate Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to bring to the market this attractive three bedroom residence in this mature and popular development of only thirty detached homes. It is within walking distance of Courtown Harbour and its vast array of amenities to include shops, primary school, churches, pub, hotel, restaurants, forest walks and beaches. The fabulous Courtown Woods are located a short walk from the property with an array of walking trails. The local Community Sports Complex which includes full size GAA and Soccer pitches, bmx track, playground and walking tracks is a five minute walk. The Active Tribe Courtown Leisure and Adventure Centre consisting of a swimming pool, recreation centre, gym and physical fitness centre is within a 10 minute walk. The property is 6 km from Gorey, Exit 23 and the M11, leaving Dublin a comfortable commute of one hour.

Gorey is one of north Wexford's most noted towns and offers an excellent choice of schools in primary, secondary, post leaving and adult education, along with an extensive choice of restaurants, shops, pubs, award winning hotels, theatre and a vast array of leisure amenities, numerous sandy beaches and golf clubs to include Courtown and Ballymoney. There are excellent daily commuter services in Gorey with Bus Eireann, Wexford Bus and the local train station.



The house is presented in good condition throughout and is ready for immediate occupation. Accommodation is deceptively spacious, extends to 110m² and briefly comprises of toilet, sitting room with double doors leading to kitchen/living area on the ground floor with three double bedrooms, one en-suite, and a main bathroom on the first floor. There is side access leading to a large westerly facing garden with a patio/lawn area and a range of garden sheds.



Hall:	5.0m x 1.8m	Timber floor, understair storage
W.C.	2.0m x 0.9m	Tiled, WC, WHB
Sitting Room:	5.0m x 4.2m & 2.0m x 1.1m	Timber floor, feature fireplace with stove, bay window, double doors to kitchen / dining room
Kitchen / Dining:	6.1m x 4.5m	Timber floor, fitted waist high and eye level units, tiled backsplash, integrated fridge freezer, integrated dishwasher, washing machine, free standing wood burning stove, sliding doors to rear garden, abundance of natural light
Landing:	2.5m x 1.0m & 2.1m x 1.4m	Carpet
Master Bedroom:	4.6m x 3.4m	Carpet, fitted wardrobe, fitted safe
En-Suite:	2.1m x 2.1m	Tiled, WC, WHB, shower
Bathroom:	2.5m x 2.2m	Tiled, WC, WHB, bath, shower
Bedroom 2:	3.5m x 3.0m	Carpet, woodland views
Bedroom 3:	3.1m x 3.0m	Carpet, woodland views



SERVICES AND FEATURES:

- All Mains Services
- Electric Heating
- 2 Stoves
- Garden Sheds
- Off -Street Parking
- Beautiful Woodland Views
- Beach, Woodland Walks & Forest Trails Close-by
- Property Extends To: 110m²
- Built: 2000



BER DETAILS:

BER: D1

BER No. 108679051

Energy Performance Indicator: 252.8 kWh/m²/yr



This Property Will Appeal To Many As An Ideal Family Home Or Investment Property. Early Viewing Is Recommended And By Appointment Only

A.M.V. €258,000

QUINN PROPERTY

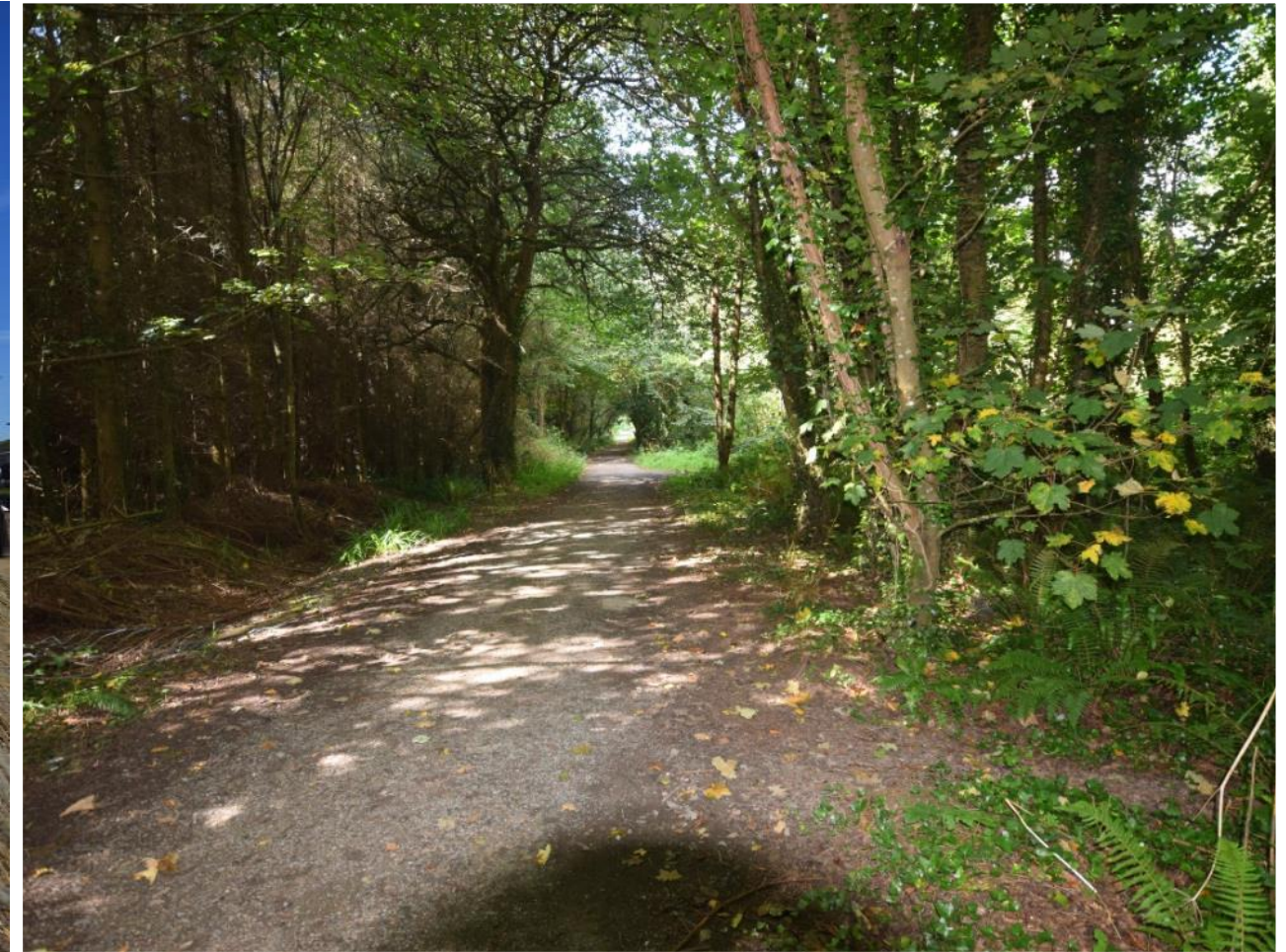
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Courtown Harbour



Courtown Woods

The above particulars are issued by **QUINN PROPERTY** on the understanding that any negotiations whatsoever concerning the property are conducted through **QUINN PROPERTY**. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.

26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

