

QUINN PROPERTY

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CHARMING THREE BEDROOM RESIDENCE IN POPULAR COASTAL LOCATION

For Sale By Private Treaty



LOCATION:

'Ceol Na Cille' enjoys a wonderful coastal location just steps away from a range of local amenities to include primary school, Montessori and creche, supermarket, pub, pharmacy, churches, community centre and sports complex which includes full size GAA and Soccer pitches, bmx track, playground and walking tracks. It is a five minute walk to Courtown's beach and a vast array of family activities and leisure pursuits, to include the picturesque harbour, beautiful forest walks, Pirates Cove Family Fun Attraction Centre, Courtown Leisure & Adventure Centre (incorporating a 25 meter swimming pool, gym and Gravity Extreme Adventure Centre for thrill seekers of all ages), adjoining Seal Rescue Centre, shops, hotel, pubs, cafes & restaurants The property is 6km from Gorey, Exit 23 and the M11, with Dublin a comfortable commute of one hour. Both Riverchapel and Courtown have daily local link bus services to Gorey.

Gorey offers an excellent choice of schools, along with an extensive choice of restaurants, boutique shopping, pubs, award winning hotels, theatre and local leisure amenities to include Courtown and Ballymoney Golf Clubs. There are excellent daily commuter services in Gorey with Bus Eireann and the local train station.



DESCRIPTION:

Side Hall:

Nestled along a residential street in a popular coastal hotspot, this quaint home extends to c. 92.5m² and offers the essence of charm and cosy appeal. Its fully enclosed rear garden also offers a peaceful space where you can unwind and enjoy a morning coffee in the sun, entertain, or let children and pets play freely without worry. The property has been well maintained by its current owner and accommodation comprising as follows:

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Laminate flooring Entrance Hall: 3.33m x 0.90m Hallway: 1.13m x 4.85m Laminate flooring

Living Room: Laminate flooring, open fire, bay window 3.67m x 3.03m

Bedroom 2: 4.33m x 2.41m Laminate flooring

Bedroom 3: 4.85m x 2.86m Laminate flooring

1.83m x 2.36m WC, WHB and bath Bathroom:

Laminate flooring Bedroom 1: 2.56m x 3.19m

Dining Room: 2.93m x 3.53m Laminate flooring, Stove

Laminate flooring, wooden units, eye level storage, gas cook-Kitchen: 3.61m x 3.02m

er, plumbed for washing machine

Sun Room: 1.94m x 4.14m Laminate flooring

4.5m x 1.5m





OUTSIDE:

The residence benefits from on-street parking for a single vehicle, while a compact rear garden offers privacy and the perfect setting for outdoor barbeques and entertaining.





SERVICES AND FEATURES:

All Mains Services
Oil Fired Central Heating
Street Parking
Property Extends To: 92.5m²
Popular Coastal Location



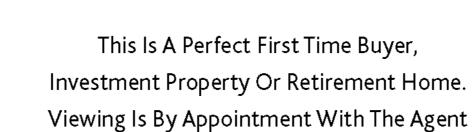


BER: E1

BER No. 107093486

Energy Performance Indicator: 329.91 kWh/m²/yr







A.M.V. €180,000

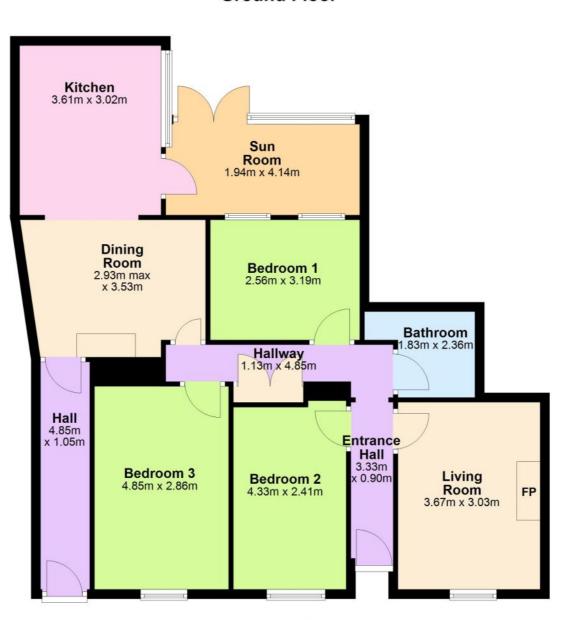
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Ground Floor



Total area: approx. 92.5 sq. metres

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