

Ref: P6869

NO. 2, GLEN RICHARDS COVE, POULSHONE, CO. WEXFORD Y25 VW64



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Well Appointed Three Bedroom, Mid-Terraced Property In Excellent Coastal Location For Sale By Private Treaty



LOCATION & DESCRIPTION:

This deceptively spacious property is located in a fantastic coastal location less than five minutes' walk from the beach. The property is less than 4km from Courtown & Riverchapel which collectively offer amenities and services such as shops, pharmacy, church, pubs and primary school. Gorey with its comprehensive selection of services is nearby and the M11 can be easily accessed at Junction 23, leaving Dublin accessible in under an hours' drive.

Glen Richards Cove is an exclusive development of just 40 homes with spacious green areas, ample parking and a pleasant woodland setting. No. 2 comes to the market in excellent condition throughout. The ground floor boasts a large open plan living area which comprises of a bright and spacious kitchen/dining/sitting room. Upstairs you will find three bedrooms to include a master bedroom with ensuite bathroom as well as a family bathroom and hot press. Accommodation extends to c. 92m² and comprises as follows:



Ground Floor

Entrance Hallway:	2.0m x 1.2m	Tiled flooring
W.C.:	1.6m X 1.0m	Tiled flooring, W.C., W.H.B.
Kitchen/Dining/ Sitting Room:	9.0m x 5.5m	Tiled flooring, fitted kitchen with waist and eye level units, tiled splashback, electric oven & hob, dishwasher, washing machine, under counter fridge, dresser, solid fuel stove & sliding door to rear

First Floor:

Landing:		Laminate flooring, hot press
Bedroom 1:	3.5m x 3.2m	Laminate flooring, fitted wardrobe
Ensuite:	2.0m x 1.6m	Tiled flooring, electric shower, W.C., W.H.B.
Bedroom 2:	3.8m x 2.9m	Laminate flooring, fitted wardrobe
Bedroom 3:	2.6`m x 2.3m	Laminate flooring, fitted wardrobe
Bathroom:	2.3mx 1.5m	Tiled flooring, bath, W.C., W.H.B.





OUTSIDE:

No. 2 has a large garden area to the rear offering great potential to the new owner and gardening enthusiasts. The property has a cobbled cement parking space to the front with additional guest parking also available. The development has the benefit of a large communal green area enclosed by pleasant, mature woodlands.



SERVICES AND FEATURES:

Electric Heating
Mains Services
Extensive Car Parking Area
Large Green Area
Street Lighting
Property Extends to C. 92m²
Built: 1999



BER DETAILS:

BER: C2
BER No. 117000638
Energy Performance Indicator: 186.38 kWh/m²/yr



Early Viewing Of This Property Is Highly Recommended

A.M.V. €200,000

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