

Ref: P7055

NO. 26 THE COACH HOUSES, FOREST PARK, COURTOWN, CO. WEXFORD



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Two Bedroom Semi-Detached Residence In An Exclusive Coastal Development For Sale By Private Treaty



LOCATION:

No. 26 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. 26 benefits from a South West facing patio Area making this property ideal for enjoying long summer evenings. This home provides spacious, bright living accommodation throughout making it suitable as either a primary residence or holiday home.

Accommodation comprises of:

Hallway:	4.4m x 1.4m (A.W.P.)	Tiled flooring, feature front door
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Kitchen/Dining Room:	4.2m x 3.2m	Tiled flooring, fitted waist high and eye level kitchen units, tiled splashback, electric cooker, extractor fan, feature window
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Hotpress:	1.0m 0.7m	Linoleum flooring, shelving
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Cloak Room:	1.5m x 1.0m	Linoleum flooring
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Sitting Room:	5.3m x 4.6m	Laminate flooring, feature stove, sliding doors to patio, abundance of natural light
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Landing:	1.0m x 1.0m 1.9m x 1.0m	Carpet flooring
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Master Bedroom: 4.1m x 3.6m Carpet flooring
(A.W.P.)

Ensuite: 2.9m x 1.1m Tiled flooring, W.C., W.H.B.,
shower with tiled surround

Bedroom 2: 5.2m x 3.2m Carpet flooring

Bathroom: 2.6m x 2.5m Tiled flooring, W.C., W.H.B.,
(A.W.P.) bath with tiled surround



SERVICES AND FEATURES:

Coastal Location
Electric Heating
Mains Services
Ample Guest Car Parking
Southwest Facing Patio
Property Extends To: 96m²
Built: 1998
Forest Walks
Large Rear Garden
Service Charge: There is an annual Service Charge of €1,400
p.a. discounted to €1,100p.a. for early payment.



BER DETAILS:

BER: C2
BER No. 117313031
Energy Performance Indicator: 178.55Wh/m²/yr

Viewing Is Highly Recommended

A.M.V. €210,000

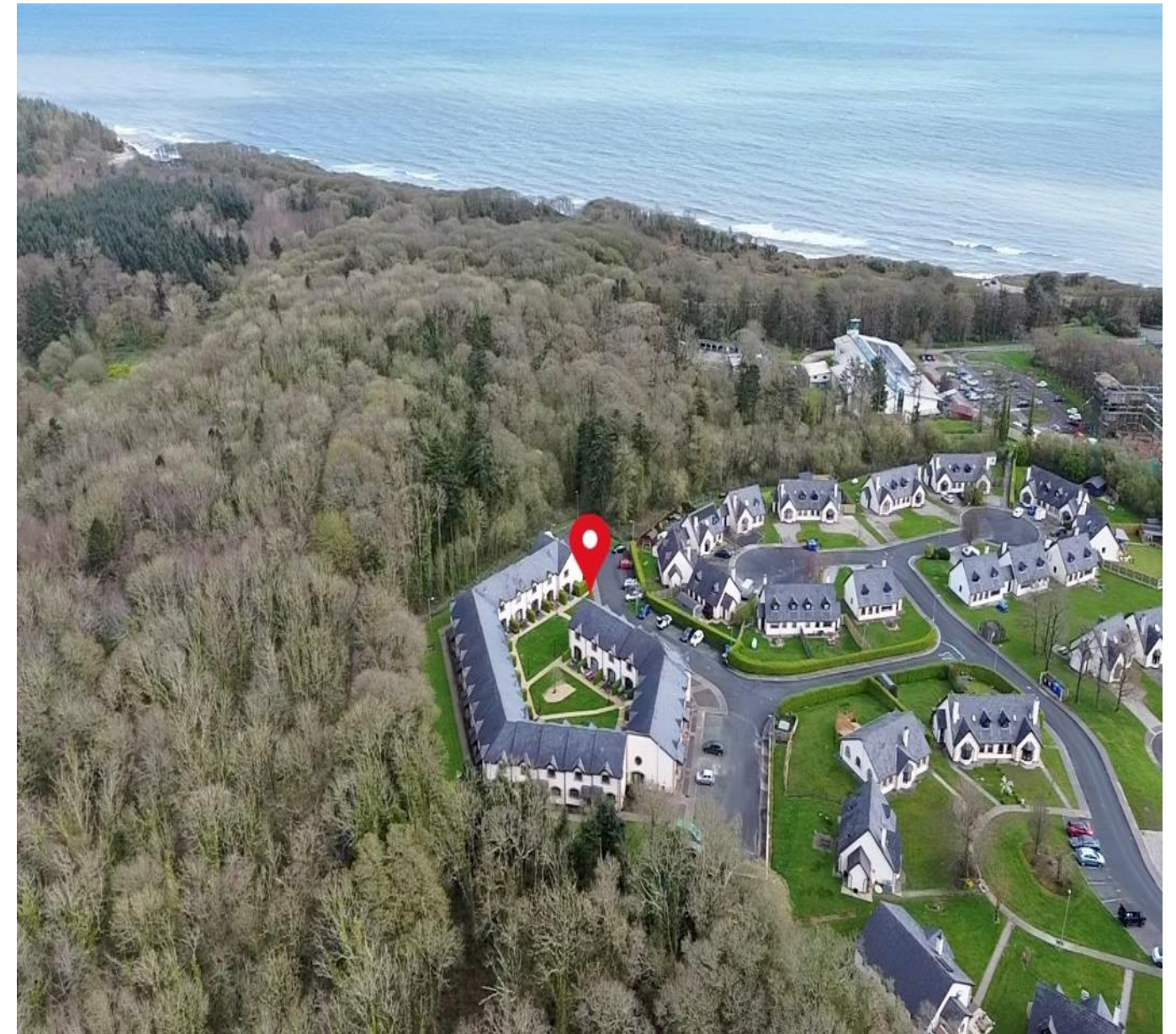


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