

Ref: 7584

PARKNACROSS, ARDAMINE, GOREY, CO. WEXFORD, Y25 YK54



QUINN PROPERTY
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Charming Coastal Property In Most Sought After Location For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to present this charming coastal bungalow that enjoys a splendid location along the coast road between Courtown and Ballygarrett, just minutes from the golden beaches of Ardamine, Poulshone and Courtown. It is 1.5km south of Riverchapel, 2.5km from Courtown, 5.5km from Ballygarrett, 9.5km from Gorey and 7.5km from M11 access, allowing for a comfortable commute of just over one hour to Dublin.

The vibrant town of Gorey offers an excellent choice of schools, boutique shopping, gastro pubs and fine dining restaurants, award winning hotels and local golf courses to include Courtown and Ballymoney Golf Clubs, swimming and leisure centres. There are also excellent daily commuter services in Gorey with Bus Eireann and the local train station.



Nestled along side the coastal village of Ardamine, this charming compact bungalow is bathed in natural light throughout the day with large windows bringing the outdoors in. The minimalist design enhances functionality while maintaining a cozy, welcoming atmosphere. With a fully equipped kitchen, inviting living space, and just minutes from the beach, it's an ideal home base for a variety of potential new owners. Whether as a permanent home or a peaceful retreat, this coastal gem delivers an enviable lifestyle.



Entrance Hall:	1.76m x 2.03m	Carpet flooring
Bedroom 1:	2.84m x 3.28m	Carpet flooring
Bedroom 2:	3.18m x 2.00m	Carpet flooring
Shower Room:	2.20m x 1.49m	Fully tiled, W.C., W.H.B., shower
Living Room:	3.68m x 3.58m	Carpet flooring, open fire, double door to kitchen
Kitchen:	3.18m x 3.00m	Tiled flooring, fitted units, tiled splashback, gas cooker, fridge freezer, washing machine
Sun Room:	2.03m x 2.70m	Tiled flooring, sliding door to patio and enclosed rear garden
Attic Room 1:	3.26m x 3.57m	Laminate flooring
Attic Room 2:	3.12m x 2.32m	Carpet flooring, hot press
W.C.		Fully tiled, W.C., W.H.B.



OUTSIDE:

To the front of the property, there is a substantial tarmacadam parking area providing ample space for multiple vehicles. At the rear, the property boasts a fully enclosed private garden area that is entirely paved, offering a low-maintenance outdoor space ideal for relaxation, alfresco dining or entertaining during long summer evenings.



SERVICES AND FEATURES:

Mains Water
Shared Sewage System
Oil Fired Central Heating
Five Minute Walk to Beach
Property Extends to: C. 81 m²
Built: 1998
Excellent Coastal Location
Private Gardens



BER DETAILS:

BER: D1
BER No. 118459452
Energy Performance Indicator: 227.79 kWh/m²/yr



Exceptional Opportunity to Acquire A Coastal Retreat

A.M.V. €245,000

QUINN PROPERTY

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26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA No. 002020

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