

QUINN PROPERTY www.quinnproperty.ie

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:

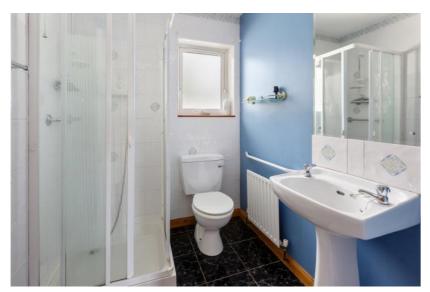
Mains Water Shared Sewage System Oil Fired Central Heating Five Minute Walk to Beach Property Extends to: C. 81 m²

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

QUINN PROPERTY

www.quinnproperty.ie

Gorey: 053 94 80000 **Email**: sales@quinnproperty.ie

Carnew: 053 94 26234 **Email**: info@quinnproperty.ie



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.

Established 1960 - PSRA No. 002020

26 Main Street, Gorey, Co. Wexford Y25DP60





f in o