

Ref: 8278



NO. 23 MIDDLETOWN VALLEY, BALLINATRAY UPPER, COURTTOWN, CO. WEXFORD, Y25 YX58

BER B3

QUINN PROPERTY

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Superior Four Bedroom Semi-Detached Residence With Exquisite Back Garden For Sale By Private Treaty





LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to present this beautiful four bedroom family home to the market. Enjoying a wonderful location and convenient to a wide range of amenities No. 23 will appeal to a wide range of buyers. The property is within walking distance of pub, shop, chemist and a wide range of sandy beaches can be reached within a few minutes' drive. The village of Courtown is well known for it's beautiful coastline and also offers a wide range of amenities to include shops, pubs, restaurant and carnival.

The property is 7.5km from Gorey offering a wealth amenities to include restaurants, shops, pubs, award winning hotels, leisure amenities, golf courses and much more. Dublin is a comfortable commute of approximately one hour and can be accessed through an excellent commuter services to include Wexford Bus, Bus Eireann and a train station.

Constructed in 2005, This beautifully maintained home offers exceptional presentation both inside and out. From the stylish interior to the immaculate gardens, every detail has been thoughtfully cared for.

Step inside to discover a bright and airy interior where space is welcoming and homely. The property offers a beautiful living area, perfect for entertaining or simply relaxing with family with double doors into a bright modern kitchen/dining area. Accommodation is designed to offer comfort and functionality, with a sense of openness and flow that enhances daily living. First floor offers four bedrooms (one en-suite) and a tastefully decorated family bathroom. This energy-efficient home boasts a strong B3 BER rating, ensuring lower running costs and improved comfort year-round. It's a smart choice for buyers seeking both sustainability and style.

Outside, the property boasts a well-maintained tarmac driveway to the front , offering ample parking and ease of access . A featured gravel area, raised beds and shrubbery is beautifully presented making first impressions lasting. The rear of this property offers side access and you will be dazzled by the rear garden with its attractive cobble-lock and decking area. This spacious decking area is ideal for relaxing, entertaining, or enjoying outdoor dining in a private setting. The outdoor space is both functional and inviting, enhancing the property's overall appeal and versatility.





Accommodation Comprises As Follows:

Ground Floor:

Entrance Hall:	4.xm x 2.7m
W.C.:	1.8m x 1.5m
Sitting Room:	5.2m x 4.2m
Kitchen/Diner:	5.2m x 4.9m

Laminate flooring, under stair storage

Tiled flooring, W.C., W.H.B.

Laminate flooring, open fire, double doors to kitchen/diner

Tiled flooring, fitted kitchen with waist and eye level unit, integrated dishwasher, Rangemaster cooker, gas hob, electric oven, extractor fan, breakfast bar/island, tiled splashback, French doors to patio

Utility Room:

Tiled flooring, fridge freezer, washing machined, fitted units, back door

First Floor:

Landing:	2.9m x 2.1m
Family Bathroom:	2.7m x 1.8m
Bedroom 1:	4.2m x 4.0m
Ensuite:	2.3m x 1.0m
Bedroom 2:	3.8m x 3.0m
Bedroom 3:	3.8m X 2.6m
Bedroom 4:	3.2m x 3.0m

Carpet flooring, shelved hot press

Tiled, power shower, W.C., W.H.B.

Carpet flooring

Tiled flooring electric shower, W.C., W.H.B.

Carpet flooring

Carpet flooring, fitted wardrobe

Laminate flooring

SERVICES & FEATURES:

Oil Fired Central Heating
Electric Car Charger
House Alarm
Mains Water and Sewage
Built: 2005
Property Extends To: 134m² Approx.
Garden Shed

BER DETAILS:

BER: B3
BER No: 118444157
Energy Performance Indicator: 128.46 kWh/m²/yr

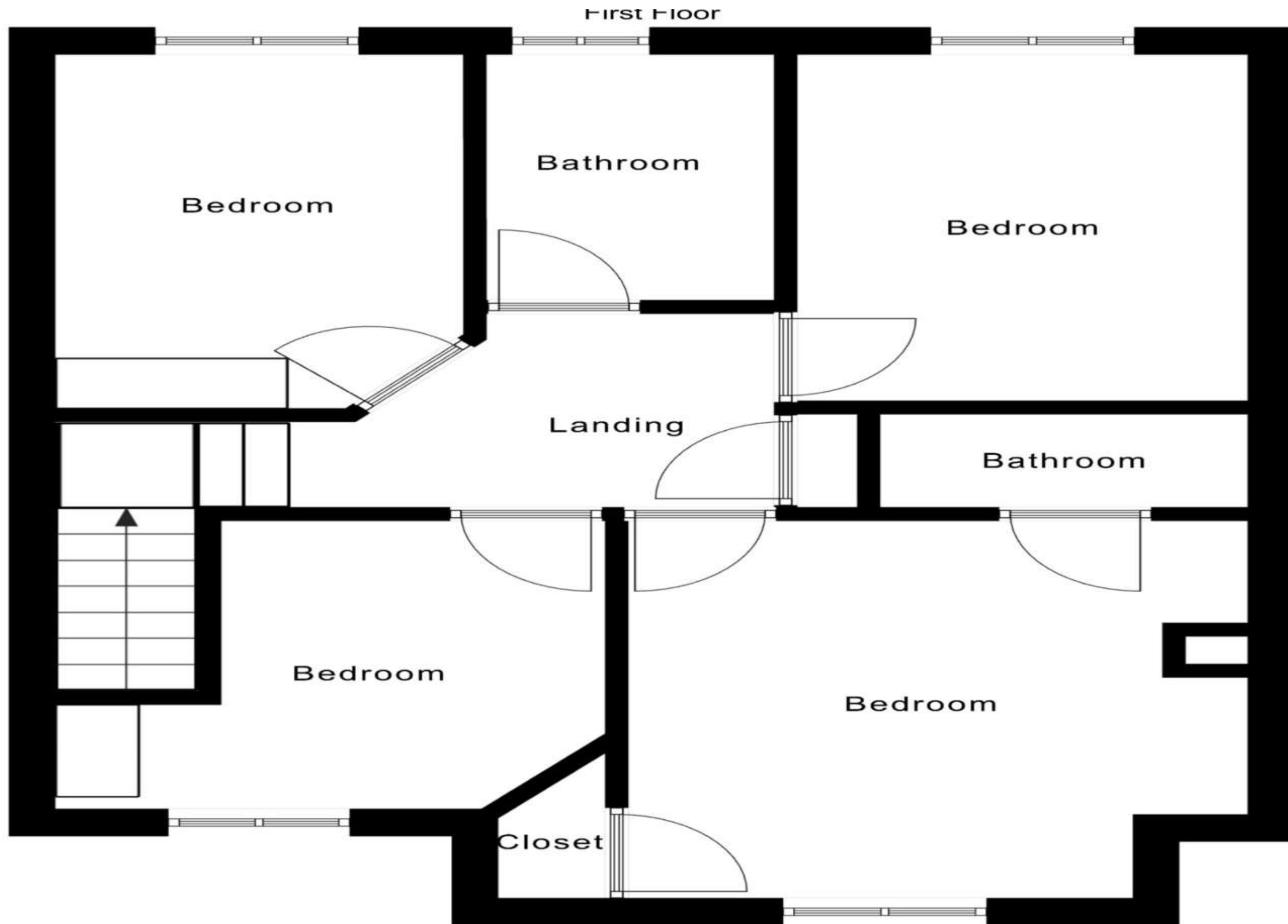
Beautifully Laid Out And Superbly Positioned, This Property Combines Style With Convenience



A.M.V. € 325,000

Ground floor



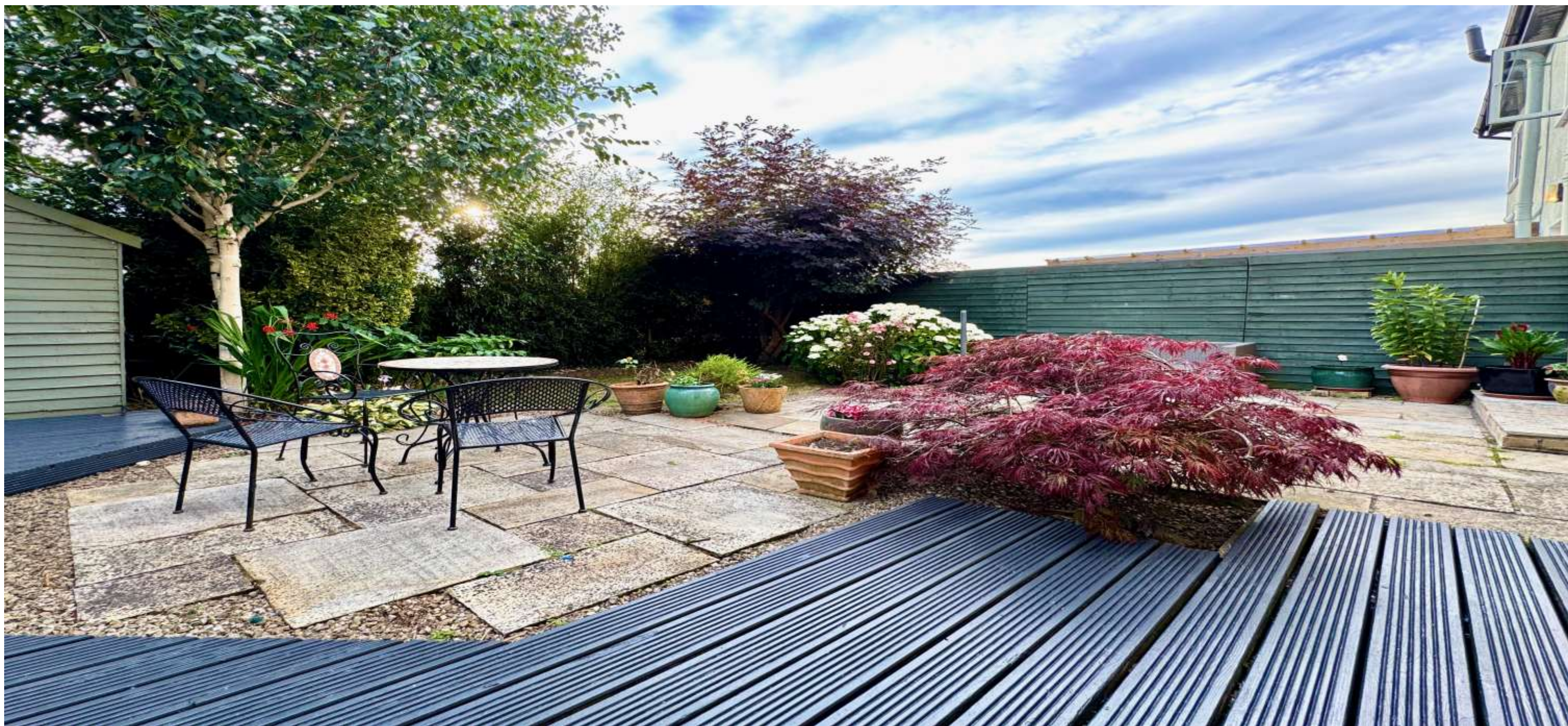


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26 Main Street, Gorey, Co. Wexford Y25DP60

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