

For Sale

Asking Price: €300,000



26 Glen Richards Wood,
Poulshone,
Co. Wexford
Y25 WR61



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26 Glen Richards Wood is an impressive four-bedroom detached residence located in an exclusive area overlooking the Irish Sea and within walking distance of the beautiful Poulshone Bay Beach.

This property comes to the market in fabulous condition and will make a great family home or a beautiful seaside escape. The entrance hallway opens to the spacious open plan living room and kitchen area providing a large open airy feel, maximising the light and with double doors opening to the sun drenched, west facing, fully enclosed rear garden. The well-equipped kitchen and comfortable living space makes al fresco dining a must throughout the summer months.

On each wing, there are two spacious bedrooms, a total of four fabulous bedrooms with a guest bathroom between them completing the accommodation. On the first floor is a large attic store with walk-in wardrobe and sea views.

A wide range of activities and amenities are on your doorstep, with beautiful beaches, forest walks, top golf courses and internationally acclaimed spa's catering to your every whim. This friendly coastal community provides numerous eateries and cafes and with amusement parks, crazy golf, ten pin bowling easily keeping the kids entertained.



Accommodation

GROUND FLOOR

Entrance porch 1.03m x 1.89m (3'5" x 6'2"): at widest point, tiled flooring.

Kitchen/Dining/Living 8.82m x 6.01m (28'11" x 19'9"): tiled flooring, fitted kitchen units, electric hob, electric oven, fridge freezer and 2 no. double doors to rear garden.

Bathroom 2.32m x 1.98m (7'7" x 6'6"): tiled flooring and bath, bath, WC and wash hand basin.

Bedroom 1 4.38m x 3.03m (14'4" x 9'11"): laminate wood flooring.

Bedroom 2 4.28m x 3.03m (14'1" x 9'11"): laminate wood flooring.

Shower Room 1.72m x 1.95m (5'8" x 6'5"): tiled flooring and walls, shower, WC and wash hand basin.

Bedroom 3 4.38m x 3.03m (14'4" x 9'11"): laminate wood flooring.

Bedroom 4 4.28m x 3.03m (14'1" x 9'11"): laminate wood flooring.

FIRST FLOOR

Attic Store 8.76m x 6.07m (28'9" x 19'11"): carpet flooring and walk-in wardrobe.





Special Features & Services

- 4 Bedroom detached dwelling.
- O.F.C.H
- West facing rear garden.
- Close to beach.
- Superb location within walking distance to Poulshone Bay Beach and Riverchapel and 9km to Gorey town centre and 7.7km to M11.

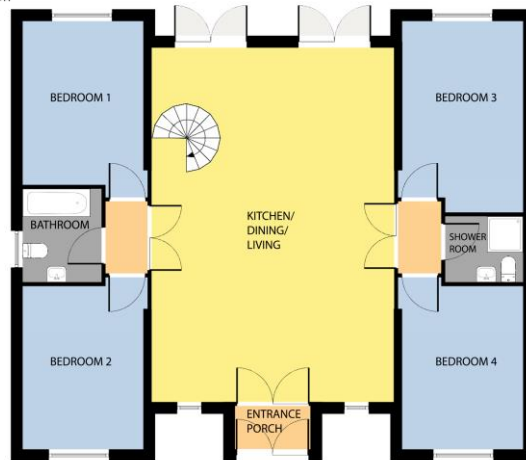




Directions
Y25 WR61



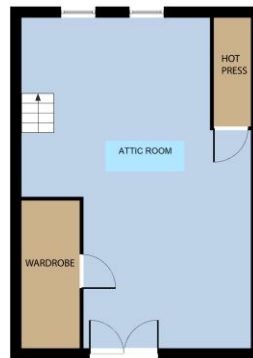
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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FIRST FLOOR



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OFFICE OPENING HOURS

Our office opening hours are:
9am – 1pm & 2pm – 5.30pm
Monday to Friday.
Viewings conducted 6 days
(including Saturdays).

VIEWING

Viewing by appointment.

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