

Ref: 7982

NO. 9 DUNE HAVEN, ARDAMINE, GOREY, CO. WEXFORD

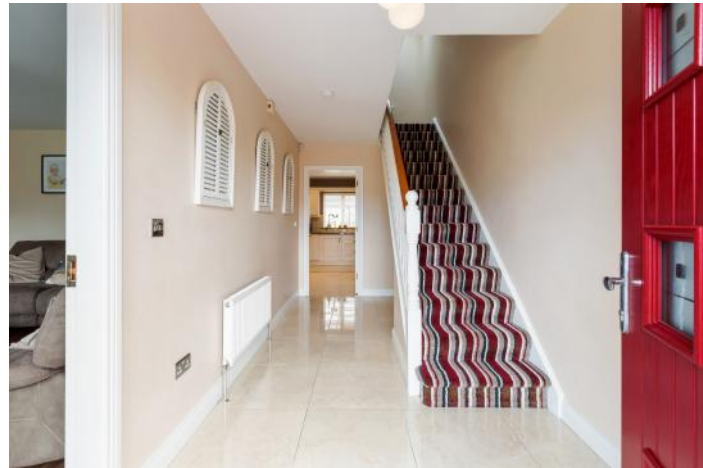


BER B3

QUINN PROPERTY

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Exceptional Four Bedroom Detached Family Home In a Much Sought-After Coastal Area For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to bring to the market this impressive modern family home which offers luxurious living in one of the area's most sought-after locations. This property is thoughtfully designed, has bright and well-proportioned rooms, and is impeccably presented throughout. This home is designed for both family living and entertaining. Set in a cul-de-sac of only nine detached homes, this residence enjoys a large corner site with ample parking to the front, a well-planned sizeable garden to the rear and has the benefit of a side entrance. This immaculate home is turn-key ready, allowing the new owners to simply move in and enjoy.

Ardamine is a beautiful coastal area and is only a short distance from Riverchapel, 2km from Courtown and 8km from Gorey and close to a selection of beaches dotted along the coastline. Riverchapel village has a range of amenities to include primary school, church, supermarket, pub, restaurant, pharmacy, hairdressers and a local Community Sports Complex. The Active Tribe Courtown Leisure and Adventure Centre in Courtown consists of a swimming pool, recreation centre, gym and physical fitness centre. Local golf courses are located about a ten-minute drive away. There is a Local Link bus stop that will take you to Gorey where an extensive choice of amenities are available along with excellent daily commuter services with Bus Eireann, Wexford Bus and the local train station. South Dublin can be reached in a 50-minute drive.



Accommodation comprises as follows:

Entrance Hall:	4.88m x 2.20m	Tiled flooring, under stairs storage
Living Room:	5.10m x 4.47m	Laminated flooring, bay window, solid fuel stove with marble surround
Family Room:	4.77m x 3.11m	Laminated flooring, shelving, electric fire
Kitchen/Dining Room:	4.83m x 6.77m	Tiled flooring, fitted kitchen with waist and eye level units, Rangemaster cooker with gas hob and electric oven, dishwasher, fridge freezer, tiled splashback, recessed lighting
Utility Room:	3.87m x 3.11m	Tiled flooring, tiled splashback, fitted waist and eye level units, plumbed for washing machine, door to rear garden
W.C.:	1.90m x 1.63m	Tiled flooring, W.C., W.H.B.
Landing:	1.61m x 4.08m	Carpet flooring, hot press, velux window
Bedroom 1:	5.12m x 4.05m	Carpet flooring, fitted wardrobes
En-suite:	1.65m x 2.60m	Fully tiled, W.C., W.H.B., electric shower, heated towel rail
Bathroom:	1.98m x 2.60m	Fully tiled, W.C., W.H.B., bath with electric rainfall shower, heated towel rail
Bedroom 2:	2.93m x 3.71m	Carpet flooring
Bedroom 3:	3.10m x 2.96m	Carpet flooring
Bedroom 4:	4.06m x 2.62,	Carpet flooring





OUTSIDE:

A cobblelock driveway to the front provides private parking for two vehicles, complemented by well-maintained lawn areas on either side. Side gate access leads to a private, enclosed south-west facing rear garden. A stylish covered patio provides the perfect setting for alfresco dining with a backdrop of a well manicured lawn and raised flower beds. The owners have added a pizza oven, a Jacuzzi and additional seating creating the perfect space for both relaxation and entertaining.



SERVICES AND FEATURES:

All Mains Services
Oil Fired Central Heating
Fibre Broadband
Wired for Alarm
CCTV
Pizza Oven
Jacuzzi
Steel framed Garden Shed
Superb Coastal Location
5 Minute Walk To The Nearest Beach
Property Extends To: C. 168 m²
Built: 2005



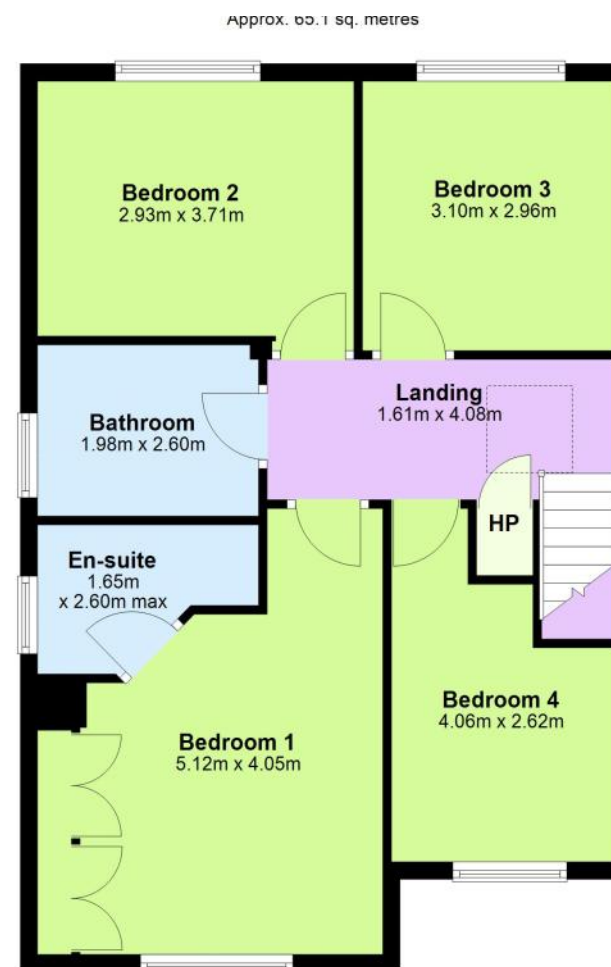
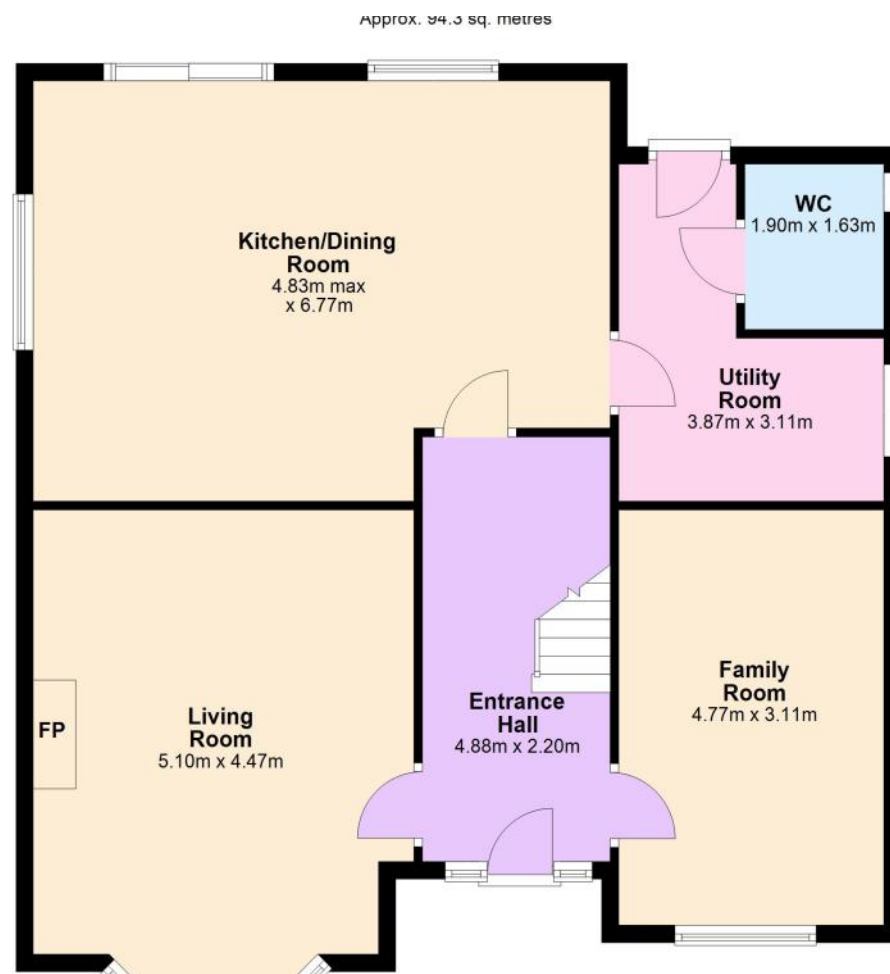
BER DETAILS:

BER: B3
BER No. 107749632
Energy Performance Indicator: 144.87 kWh/m²/yr



A Truly Impressive Family Residence – Early Viewing Highly Advised

A.M.V. €407,500



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