

Ref: P3220

GLEN, POULSHONE, GOREY, CO. WEXFORD Y25 A9N6



BER **C1**

QUINN PROPERTY

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MOST ATTRACTIVE THREE BEDROOM BUNGALOW ON C. 0.65 ACRE SITE

For Sale By Private Treaty



LOCATION:

This property is in a fantastic coastal location being only five minutes walk from Poulshone beach, 4km from the village of Courtown with shops, services, church, pub, hotel and leisure facilities, 4km from Riverchapel with primary school, 10km from Gorey and the M11. Gorey is one of north Wexford's most noted towns and offers an excellent choice of schools from primary, secondary, post leaving and adult education, Educate Together and a Gaelscoil, along with a wealth of restaurants, shops, pubs, award winning hotels with a vast array of local leisure amenities such as endless sandy beaches, golf courses to include Courtown Golf Club, Seafield Golf & Country Club, Ballymoney Golf Club, swimming and leisure centres. Wexford is a 30 minute drive, Enniscorthy a 20 minute drive while Dublin is a comfortable commute of one hour.

DESCRIPTION:

Constructed in 1981 this attractive bungalow was extensively refurbished in 2006 and is presented in pristine / walk-in condition. Ideally suited as a holiday home/weekend retreat or permanent family home.



Accommodation comprises of:

Entrance Porch:	3.4m x 2.91m	Tiled flooring
Entrance Hall:	9.55m x 1.6m	Tiled floor, built-in wardrobe
Sittingroom/Diningroom:	7.2m x 3.87m	Timber floor, Stovax stove
Kitchen:	6.07m x 4.2m	Tiled floor, Stovax stove, oven, microwave
Main Bathroom:	0.9m x 3.45m	Tiled floor, shower, bath, w.c., w.h.b., under-floor heating
Utility Room:	2.7m x 1.2m & 2.7m x 1.1m	Sink, dryer, washing machine, gas boiler, fitted presses, tiled floor
Inner Hall:	6.58m x 1.5m	Tiled floor, built-in wardrobe
Bedroom 1:	3.87m x 6.2m & 1.4m x 2.5m	Built-in wardrobe, carpet
Ensuite:	2.4m x 1.65m	W.c., w.h.b., shower, tiled floor, under-floor heating
Bedroom 2:	3.68m x 2.7m	Built-in wardrobe, carpet, access to main bathroom
Bedroom 3:	4.8m x 2.27m	Built-in wardrobe, carpet





OUTSIDE:

The property is approached via electric gates to a gravelled driveway that leads around the house providing ample parking. Lawns to either side and a mature rockery to the front.

To the south/west side of the property is a patio which catches the afternoon & evening sun ideal for that relaxing glass of wine after a swim at Poulshone Beach.

Adman Steel Garage with power supply, suitable for workshop use as well as a garden shed and dog pen to the side and rear.



SERVICES AND FEATURES:

- Electric Gates
- Mains Water
- Mains Sewage
- Two Stovax Stoves
- Gas Central Heating (Bulk)
- Tilt & Turn Windows
- Wired For Generator Access
- Property Extends To: 171.62m²
- Built: 1981
- Included in Sale: All appliances & Stoves



BER DETAILS:

- BER C1
- BER No. 104494968
- Energy Performance Indicator: 151.26kWh/m²/yr



**THIS PROPERTY WOULD MAKE THE PERFECT SUMMER RETREAT/FAMILY HOME
VIEWING IS HIGHLY RECOMMENDED AND BY APPOINTMENT ONLY**



Patio



Shed



Garden



Poulshone Beach

DIRECTIONS:

From Riverchapel take the R742 through Ardamine and at the newsagent at Poulshone turn left and proceed for 100m and the property is on the left with **QUINN PROPERTY** sale board.

A.M.V. €335,000

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