

Ref: 8239



SEAMOUNT COTTAGE, COURTTOWN, GOREY, CO. WEXFORD Y25 PE03



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# Charming Old Fisherman's Cottage With Annex / Workshop Space For Sale By Private Treaty



## LOCATION:

This property enjoys a fantastic prime location in Courtown Village, which is a bustling seaside resort with beautiful views, a lively atmosphere, and a vast array of amenities including pubs, restaurants, activity & leisure center, amusement arcades. The Active Tribe Courtown Leisure and Adventure Centre in Courtown consists of a swimming pool, recreation center, gym and physical fitness center. Wexford County Council has recently granted planning permission for a new 136-bedroom hotel in the area, set to significantly boost local tourism and enhance the region's appeal to visitors.

With access to the M11 within a 6 minute drive from Courtown, this property offers a comfortable commute to Wexford Town within 45 minutes and South Dublin within 70 minutes.

## DESCRIPTION:

This charming old fisherman's cottage tucked just a stone's throw from Courtown Harbour is the idyllic hideaway which offers a taste of traditional coastal life. With its stone walls, slate roof, and a cosy interior, it feels steeped with character and offers the perfect spot for a peaceful escape. This property also has a separate annex / workshop space with independent access.

Accommodation comprises of:



Porch:	1.23m x 1.4m	Tiled flooring
Living Room:	4.25m x 3.17m	Timber flooring, brick fire place with stove
Kitchen:	2.55m x 2.09m	Tiled flooring in kitchen, electric cooker with gas hob, plumed for a washing machine
Dinning Room:	3.99m x 3.18m	Tiled flooring, fitted units
Shower Room:	2.83m x 1.54m	Fully tiled, W.C., W.H.B., fitted units, electric shower.
Bedroom 3:	3.49m x 1.99m	Laminate flooring, fitted shelves.
Hallway:	3.13m x 3.02m	Tiled flooring, door to side yard
Landing:	2.70m x 1.99m	
Master bedroom:	3.46m x 3.17m	Laminate flooring, fitted wardrobes
Bedroom 2:	3.62m x 1.99m	Laminate flooring
Annex / Workshop:	4.94m x 3.35m	Laminate flooring, fitted units, loft storage space.
Shower Room (In Annex / Workshop):	2.64m x 1.29	Tiled, W.C., W.H.B., electric shower





### OUTSIDE:

Outside the house is a paved garden to the front with a traditional stone built wall. To the rear there is a private, enclosed yard completed with patio area.

This property also includes a separate annex / workshop with shower room, which is currently being used for storage. This workshop is detached from the residence and has independent access.

This home also features a garden area located directly opposite the home, across the road — an ideal spot for additional outdoor storage or versatile use.



### SERVICES AND FEATURES:

- All main services
- Oil fired central heating
- Five minute walk to Courtown harbour
- Built in 1900
- Property extends 103 sq. metres



### BER DETAILS:

- BER: E1
- BER No. 106203698
- Energy Performance Indicator: 308.62kWh/m<sup>2</sup>/yr



Own A Charming Old Fisherman's Cottage With Annex / Workshop

A.M.V. €220,000

## Ground Floor



## First Floor



Total area: approx. 103.0 sq. metres

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