

For Sale

Asking Price: €350,000

**Sherry
FitzGerald**
O'Leary Kinsella



28 Glen Aoibhinn,
Middletown,
Gorey,
Co. Wexford
Y25VH22



sherryfitz.ie



28 Glen Aoibhinn is a superb semi-detached four-bedroom residence extending to approximately 134 sqm., presented in exceptional condition and meticulously cared for by its current owners. Combining generous living space with a stylish coastal setting, this beautiful home is ideally suited as either a full-time family residence or an elegant seaside retreat.

A bright and welcoming entrance hallway leads to a spacious living room, where a bay window floods the space with natural light and a feature solid fuel stove creates a warm and inviting atmosphere. To the rear, the open-plan kitchen and dining area offers an excellent sense of space and light, with double doors opening directly onto the private rear garden. A separate utility room and guest WC complete the ground floor accommodation. Upstairs, there are four well-proportioned bedrooms, including a master bedroom with ensuite, along with a large contemporary family bathroom.



Externally, the property benefits from a cobble-lock driveway to the front, while a side entrance leads to a beautifully landscaped, low-maintenance rear garden complete with a paved patio area — perfect for outdoor dining and entertaining.

Situated less than an hour from Dublin and only a short stroll from sandy beaches, this property enjoys an enviable coastal location. A wealth of amenities and leisure activities are close at hand, including scenic forest walks, renowned golf courses, and internationally acclaimed spas. The vibrant local community offers an excellent selection of cafés, restaurants, and bars, while families will appreciate the abundance of nearby attractions including ten-pin bowling, amusements, crazy golf, and a host of recreational activities. In summary, 28 Glen Aoibhinn is a beautifully presented home offering bright, spacious accommodation in a truly outstanding location. A wonderful opportunity to acquire a superb home by the sea.



Accommodation

Ground Floor

Entrance Hall 2.6m x 5.2m (8'6" x 17'1"): at widest point, wooden flooring.

Living Room 4.4m x 5.2m (14'5" x 17'1"): at widest point, wooden flooring, feature bay window, feature stove fireplace.

Kitchen/Dining Area 6.8m x 5.3m (22'4" x 17'5"): at widest point, tiled flooring, fitted kitchen units.

Utility Room 1.8m x 2.3m (5'11" x 7'7"): tiled flooring.

W.C. 1.4m x 1.9m (4'7" x 6'3"): tiled flooring, w.c. and wash hand basin.

First Floor

Landing 3.6m x 3.0m (11'10" x 9'10"):

Master Bedroom 4.0m x 5.4m (13'1" x 17'9"): at widest point, wooden flooring.

Ensuite 3.0m x 1.6m (9'10" x 5'3"): at widest point, tiled flooring and shower, w.c. and wash hand basin.

Bedroom 2 4.0m x 3.1m (13'1" x 10'2"): wooden flooring.

Bedroom 3 2.7m x 3.0m (8'10" x 9'10"): wooden flooring.

Bedroom 4 2.7m x 4.5m (8'10" x 14'9"): at widest point, wooden flooring.

Bathroom 3.0m x 1.9m (9'10" x 6'3"): tiled flooring and walls, bath, shower, w.c. and wash hand basin.





Special Features & Services

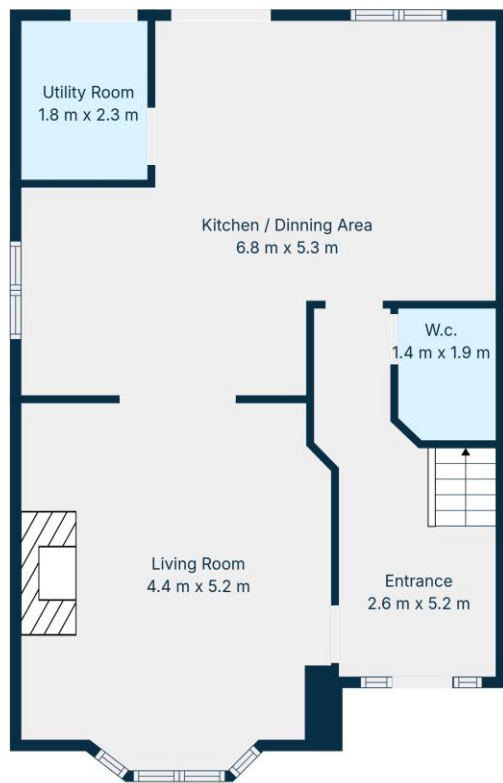
- Spacious accommodation of approximately 1,442sqft.
- Superb location within walking distance to Riverchapel Village and Courtown Harbour. 7.5km to Gorey town centre, 5.7km to M11.
- Stunning seaside setting.
- Walk-in Condition.



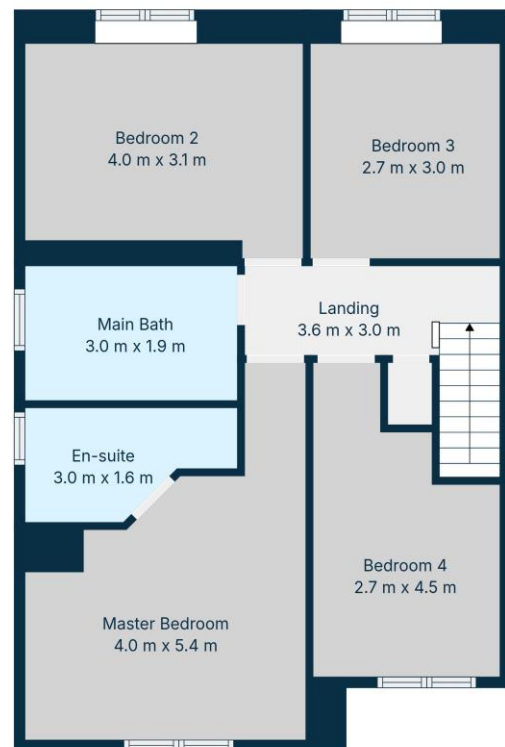


Directions
Y25VH22





1st Floor



2nd Floor

TOTAL: 134 m²
 1st floor: 68 m², 2nd floor: 66 m²
 EXCLUDED AREAS: UNDEFINED: 1 m², WALLS: 9 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



CONTACT

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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.

sherryfitz.ie

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.
 PSRA Registration No. 001510