

For Sale

Asking Price: €320,000

**Sherry
FitzGerald**
O'Leary Kinsella



11 Forest Park,
Courtown,
Co. Wexford
Y25 E261

BER C2

sherryfitz.ie



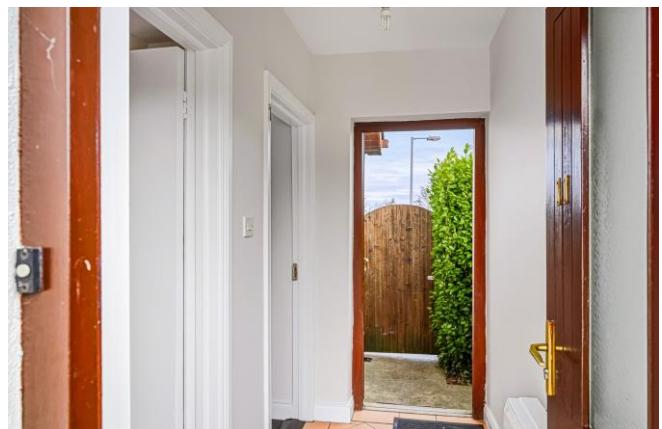
11 Forest Park is a beautiful four-bedroom property located in the picturesque coastal village of Courtown. Conveniently located only a short stroll away from Wexford's beautiful white sandy beaches with a host of recreation and amenity options on your doorstep. This property is in excellent condition throughout and will appeal to the buyer who wants a stunning property in a beautiful location in walk in condition.

The property briefly comprises of a large sitting/dining room with feature fireplace, a bright airy kitchen, two spacious bedrooms on the ground floor including the master bedroom which has its own ensuite, and on the first floor a further two double bedrooms and a family bathroom.

From the development there is access to Active Tribe Adventure and Leisure Centre which has a swimming pool and also the "Gravity Activity Centre". This access also provides a convenient pedestrian short cut to the centre of Courtown Harbour.

The property is located in the village of Courtown and with ease of access to the M11 making this an ideal coastal getaway or a great family home.

Viewing is highly recommended to appreciate the location and walk in condition of this property.



Accommodation

Ground Floor

Hall 1.2m x 2.4m (3'11" x 7'10"):

Kitchen 3.1m x 2.6m (10'2" x 8'6"):

Dining Area 4.1m x 2.1m (13'5" x 6'11"):

Living Room 3.9m x 3.8m (12'10" x 12'6"):

Hall 0.9m (2'11"m x 1.5m (4'11"m +0.9m (2'11") x 1.7m (5'7"):

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

Ensuite 1.7m x 1.9m (5'7" x 6'3"):

Bedroom 2 2.6m (8'6") x 3.5m(11'6") at widest point:

Second Floor

Landing 0.9m x 1.0m (2'11" x 3'3"):

Bedroom 3 3.9m (12'10") x 4.5m (14'9") at widest point:

Bedroom 4 2.6m (8'6") x 5.7m (18'8") at widest point:

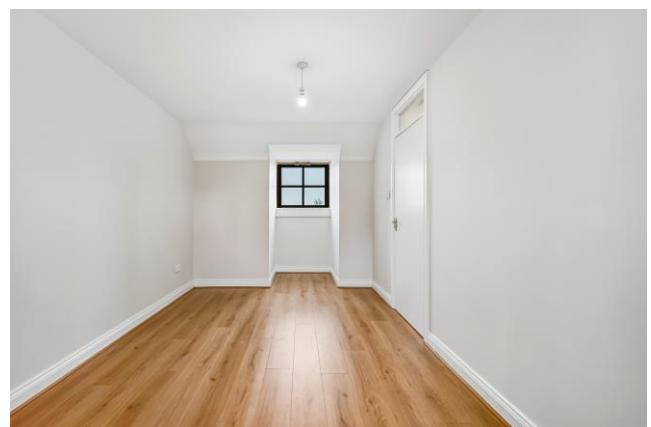
Bathroom 2.2m x 1.7m (7'3" x 5'7"):





Special Features & Services

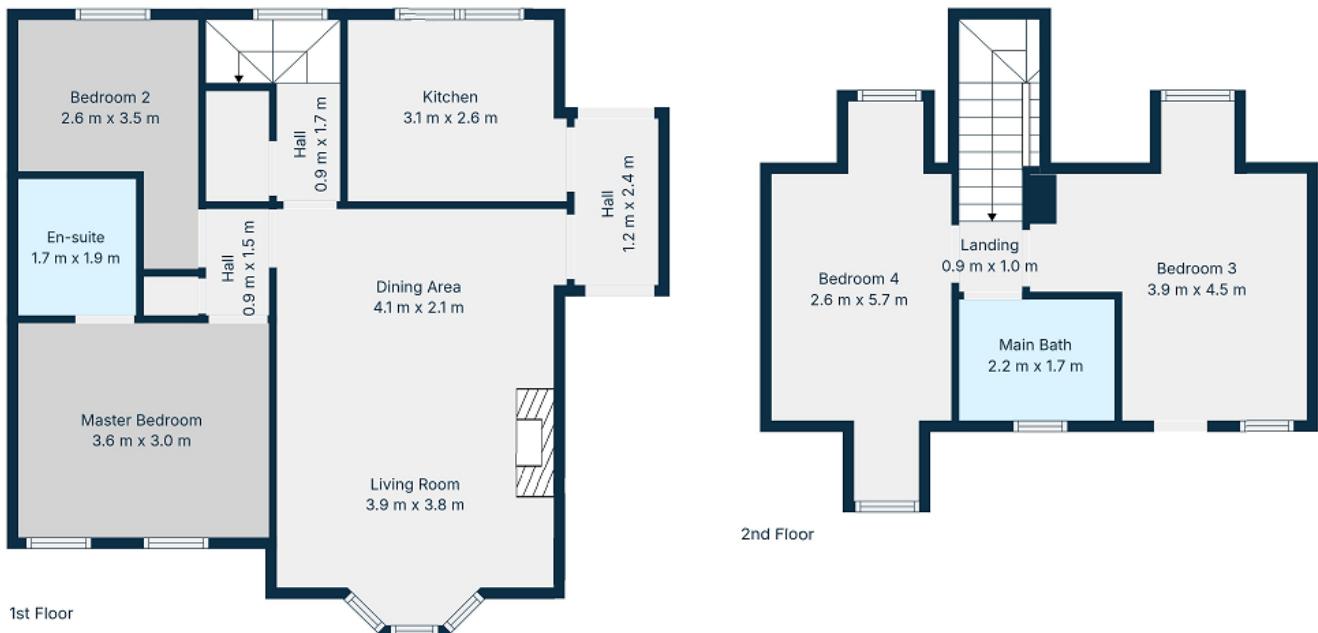
- Spacious Accommodation of approximately 1023 sq ft
- Stunning seaside coastal setting
- Superb location in Courtown Village and 6km to Gorey town centre, 4km to M11
- Walk in Condition
- Gated community.
- Private rear garden.





Directions
Y25E261





TOTAL: 95 m²

1st floor: 63 m², 2nd floor: 32 m²

EXCLUDED AREAS: WALLS: 11 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.
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