

Ref: P2634

NO. 2 SANDY LANE, SEAMOUNT, COURTTOWN, CO. WEXFORD



BER **C3**

QUINN PROPERTY

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Idyllic 3 Bedroom Semi-Detached Residence

In Enviably Coastal Setting With Unrivalled Panoramic Views

For Sale By Private Treaty



QUINN PROPERTY is delighted to bring this unique property to the market. This is a special property.

LOCATION: No. 2 Sandy Lane enjoys an enviable position, enjoying an armchair view of the ever-changing sea. A stone's throw from the beach with unobstructed panoramic views and within walking distance of Riverchapel and Courtown Harbour, popular seaside resorts with a good selection of all services and recreational amenities.

The property is a ten minute drive to two local Golf Courses, Ballymoney Golf Club and Courtown Golf Club, it is 5km from Gorey, a ten minute drive from access to the M11 and 80km south of Dublin.

Accommodation is bright and airy throughout the house and includes:

Entrance Hall	6.4m x 1.2m	Timber floor
Kitchen	8.8m x 4.7m	Timber floor, fitted kitchen with built in wooden & display units painted off-white, electric oven, electric hob, extractor fan, dishwasher, washing machine, fridge freezer, tiled splash back, stairs leading to first floor, cupboard under stairs, large feature window overlooking coastal views
Bedroom 1	3.7m x 3.4m	Timber floor, built in closet/wardrobe, two sets of windows overlooking coastal views
Bedroom 2	4.4m x 2.4m	Timber floor, fitted wardrobe
Bedroom 3	4.0m x 4.0m	Timber floor, double wardrobes, T.V. point
First Floor Lounge	6.8m x 4.0m	Timber floor, beamed ceiling, solid fuel stove, balcony overlooking stunning sea views - 'A Room With A View' to say the least
Bathroom	2.13m x 1.88m	Tiled floor, walls half tiled, electric shower, heated towel rail, w.c., w.h.b.





DESCRIPTION:

Built in 2005, this property commands unrivalled coastal views, it is a stone's throw away from the beach allowing pedestrian access to local residents. The house has been designed to take full advantage of the location with ceiling to floor feature windows in the kitchen. In the first floor lounge a balcony also provides an idyllic setting to watch the sun rise or a full moon delivering a path of light across the ocean at night.

Outside the house has a pebbled driveway with ample car parking space to the front as well as a generous lawn area, all overlooking the breath-taking and panoramic views. There is a beautiful garden area to the rear which is north west facing, this has mature shrubs and a very attractive decking/patio section, the perfect spot to enjoy a barbeque. A large garden shed is also included.

BER DETAILS:

BER C3

BER No. 109869651

Energy Performance Indicator: 211.05 kWh/m²/yr

SERVICES AND FEATURES:

All Mains Services

Recessed Lighting Throughout

Wooden Floors Throughout

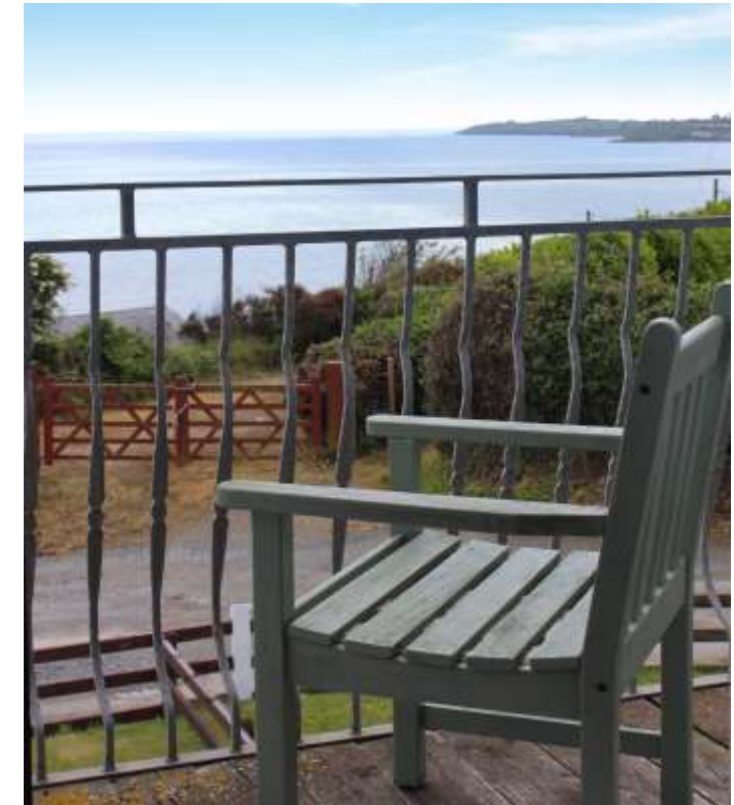
Feature Windows Throughout

Pvc Double Glazed Windows & Doors

Oil Fired Central Heating

Breath Taking Views

Property Extends To: 116.87m²



DIRECTIONS:

From Gorey take the R742 to Courtown. Before coming into Courtown, turn right for Riverchapel, continue past the Church, School and Brook's Supermarket, proceed for c. 500 meters and take a left turn into Sandy Lane where there is a **QUINN PROPERTY** sign, proceed to the end of the lane and property is on the left hand side.

A.M.V. €230,000

QUINN PROPERTY

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The above particulars are issued by Quinn Property on the understanding that any negotiations whatsoever concerning the property are conducted through him. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.

26 Main Street, Gorey, Co. Wexford Y25DP60

PSRA No. 002020

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