

For Sale

Asking Price: €225,000

**Sherry
FitzGerald**
O'Leary Kinsella



For Illustrative Purposes Only

Ladhru,
49a Ardamine Court,
Ardamine,
Co. Wexford
Y25NX30



sherryfitz.ie



Ladhru is a two-bedroom detached residence located only 2.4km from the beautiful seaside 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.

While this property is in need of some modernisation, it will make a great family home or a beautiful seaside escape. The property consists of an entrance hallway leading to a large sitting room with feature open fireplace and door to an office. The kitchen/dining room is located to the rear of the dwelling. The bedroom accommodation consists of two spacious bedrooms. A family bathroom and guest WC completes the accommodation on this level. A lower ground floor consists of a sunroom and storage area and has lots of potential with a vast array of possible uses.

Ladhru is tucked away in a quiet cul-de-sac with mature trees and hedging providing lots of privacy,

A wide range of activities and amenities are on your doorstep, with beautiful beaches, forest walks, top golf courses and internationally acclaimed spa's catering to your every whim. This friendly coastal harbour provides numerous eateries and cafes and with amusement parks, crazy golf, ten pin bowling easily keeping the kids entertained. Located less than an hour from Dublin, Ardamine is an ideal coastal getaway



Accommodation

GROUND FLOOR

Entrance Hallway 2.18m x 1.80m, (7'2" x 5'11"); solid wood flooring.

Sitting room 4.38m x 5.07m (14'4" x 16'8"): carpet flooring, feature open fireplace.

Study/Office 4.38m x 2.46m (14'4" x 8'1"): carpet flooring, built-in storage.

Kitchen/Dining 4.13m x 4.53m (13'7" x 14'10"): at widest point, linoleum flooring, timber cladding to walls, fitted kitchen units, electric oven, electric hob, fridge, and sliding door to side garden.

Bedroom 1 2.22m x 2.77m (7'3" x 9'1"): carpet flooring.

Bedroom 2 4.13m x 2.62m (13'7" x 8'7"): at widest point, carpet flooring and wardrobes.

Bathroom 1.80m x 1.80m (5'11" x 5'11"): tiled flooring and walls, shower, WC and wash hand basin.

Guest WC 1.36m x 1.80m (4'6" x 5'11"): linoleum flooring, tiled wall, WC and wash hand basin.

LOWER GROUND FLOOR

Storage 3.88m x 9.53m (12'9" x 31'3"): linoleum flooring, built-in storage units, washing machine.

Sunroom 2.20m x 4.95m (7'3" x 16'3"): tiled flooring and sliding door to rear garden.





Special Features & Services

- 2 Bedroom Detached dwelling 1,396 sq ft approx.
- Large gardens to front and rear.
- Close to beach
- Walking Distance to Village Amenities.
- J23 on M11 motorway is a little more than five minutes away
- Parking: Driveway to fit 2-3 cars





Directions
Y25NX30



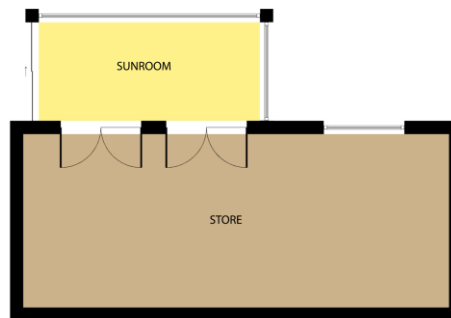
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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LOWER GROUND FLOOR



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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.

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