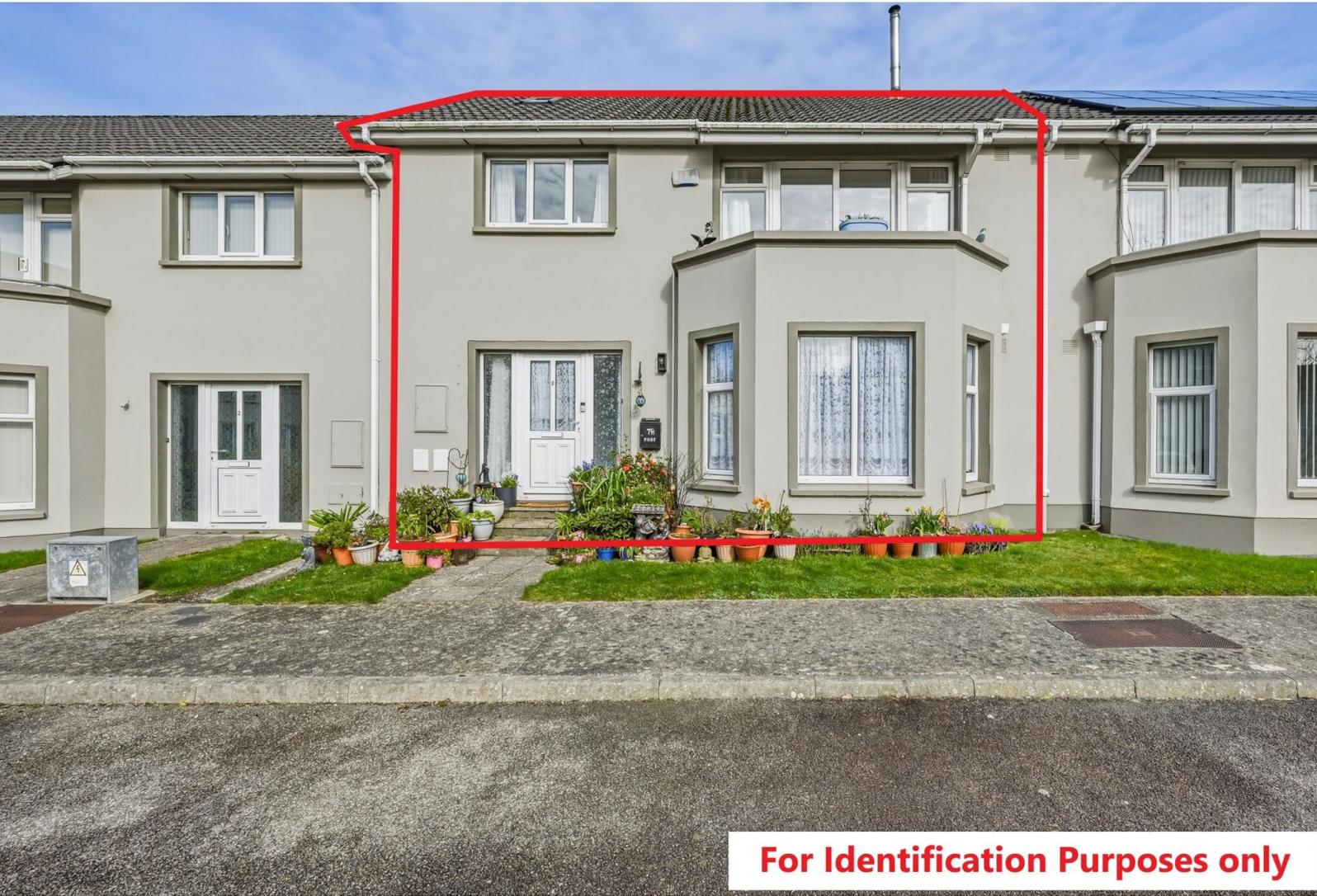


For Sale

Asking Price: €260,000

**Sherry
FitzGerald**
O'Leary Kinsella



3 Glencove,
Ballinatray Lower,
Courtown,
Gorey,
Co. Wexford, Y25XV76

BER C3

sherryfitz.ie



3 Glencove is an impressive three-bedroom mid-terrace property located in an exclusive gated development within walking distance of the beautiful seaside village of Courtown Harbour.

This property comes to the market in fabulous condition and will make a great family home or a beautiful seaside escape. On entering the hallway you can access three bedrooms, one of which is ensuite and family bathroom.

On the first floor is a large kitchen/dining area and living room with feature stove fireplace and large double doors leading out on to the balcony.

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, Courtown is an ideal coastal getaway.



Accommodation

GROUND FLOOR

Entrance Hall 3.1m x 4.0m (10'2" x 13'1"): at widest point.

Master Bedroom 4.6m x 4.0m (15'1" x 13'1"): at widest point.

Ensuite 3.0m x 1.1m (9'10" x 3'7"):

Main Bathroom 2.9m x 2.0m (9'6" x 6'7"): at widest point.

Hall 1.5m x 1.1m (4'11" x 3'7"):

Bedroom 2 4.8m x 3.0m (15'9" x 9'10"): at widest point.

Bedroom 3 4.6m x 3.0m (15'1" x 9'10"): at widest point.

SECOND FLOOR

Landing 3.2m x 1.9m (10'6" x 6'3"): at widest point.

Kitchen 4.1m x 2.3m (13'5" x 7'7"):

Dining Area 4.1m x 3.0m (13'5" x 9'10"):

Living Room 4.6m x 7.2m (15'1" x 23'7"):

Balcony 4.6m x 1.2m (15'1" x 3'11"): at widest point





Special Features & Services

- Spacious Accommodation of approximately 1432 sq ft.
- Walk in Condition.
- Standing on extensive communal gardens and grounds.
- Stunning seaside setting.
- Superb location within walking distance to Courtown Harbour and 6km to Gorey town centre, 4.5km to M11.
- Electric storage heating and stove.
- Gated development.





Directions
T25 XV76





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