

For Sale

Asking Price: €300,000

**Sherry
FitzGerald**
O'Leary Kinsella



1 Shannon Court,
Courtown,
Co. Wexford,
Y25 HT73

BER C

sherryfitz.ie



1 Shannon Court is nestled within a quiet, mature, and highly sought-after development of just seven homes, enjoying an enviable location within easy walking distance of Courtown Harbour and its excellent range of amenities, including shops, schools, pubs, hotels, churches, and leisure facilities. Gorey Town is just over five minutes away, while nearby Junction 23 of the M11 provides swift access to Dublin and the M50, approximately 45 minutes by car.

Presented in excellent walk-in condition, this charming three-bedroom detached residence offers the perfect blend of comfort and convenience. Whether as a family holiday retreat, a permanent home, an investment opportunity, or an ideal first-time purchase, this property is sure to appeal to a wide range of buyers.

The accommodation is bright and well laid out throughout. Upon entering, the welcoming hallway leads to a spacious kitchen/dining room, fully equipped with modern conveniences. To the rear, a generously proportioned living room and adjoining sunroom provide excellent living space, both opening directly onto the private patio and rear garden. A guest WC completes the ground floor accommodation.

Upstairs, there are three spacious bedrooms, including a master bedroom with en-suite bathroom. A well-appointed family bathroom and hot press complete the first-floor accommodation.

Situated less than an hour from Dublin, Courtown is one of the South East's most popular coastal destinations, making this property an ideal seaside escape with all the benefits of year-round living.



Accommodation

Ground Floor

Entrance Hall 1.8m x 1.7m (5'11" x 5'7"): Tiled flooring

Kitchen/Dining 3.7m x 5.1m (12'2" x 16'9"): at widest point, tiled flooring and fitted kitchen units.

Hallway 2.7m x 3.6m (8'10" x 11'10"): at widest point, carpet flooring.

Living Room 5.3m x 4.4m (17'5" x 14'5"): carpet flooring and feature stove fireplace.

Sunroom 2.9m x 4.1m (9'6" x 13'5"): at widest point, tiled flooring.

WC 1.6m x 1.4m (5'3" x 4'7"): Linoleum flooring, wc and wash hand basin.

First Floor

Landing 1.9m x 3.3m (6'3" x 10'10"): at widest point, carpet flooring.

Primary Bedroom 3.5m x 3.6m (11'6" x 11'10"): carpet flooring and built-storage.

Ensuite 0.9m x 2.4m (2'11" x 7'10"): tiled flooring, partially tiled walls, shower, wc and wash hand basin.

Bedroom 2 3.2m x 3.9m (10'6" x 12'10"): at widest point, carpet flooring.

Bedroom 3 2.5m x 2.5m (8'2" x 8'2"): carpet flooring.

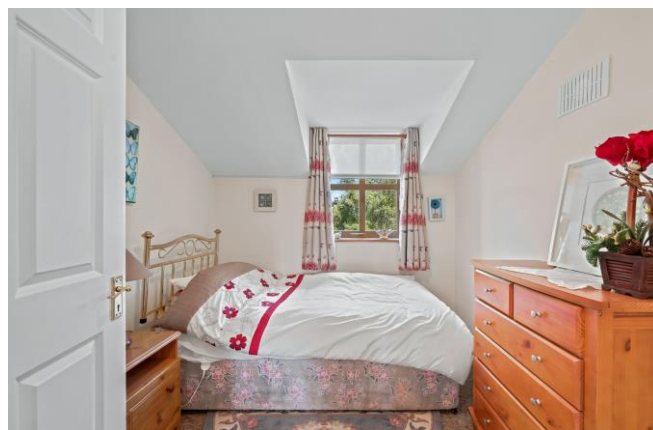
Bathroom 3.2m x 1.9m (10'6" x 6'3"): at widest point, tiled floor, partially tiled walls, shower, bath, wc and wash band basin.





Special Features & Services

- Accommodation of approx. 110sqm (1184 sq ft)
- Lovely seaside setting
- Superb location within walking distance to Courtown Harbour, 5km to Gorey town centre and minutes to M11
- Oil Fired Central Heating
- Quite cul de sac location.





Directions
Y25 HT73





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



CONTACT

Sherry FitzGerald O'Leary Kinsella
 Tara View, Esmonde Street, Gorey,
 Co Wexford
 T: 053 9430088
 E: info@olearykinsella.com

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