

For Sale

Asking Price: €225,000

**Sherry
FitzGerald**
O'Leary Kinsella



16 Ocean Point,
Courtown,
Gorey,
Co. Wexford
Y25 T6T7



sherryfitz.ie



Enjoy breathtaking harbour views from every window at 16 Ocean Point, a beautifully presented property in pristine condition. Ideally situated in the charming coastal village of Courtown, this spacious home offers both comfort and style in an exceptional seaside setting.

The accommodation with extends to 107sqm approx., features a generous open-plan kitchen, dining, and living area spanning the full width of the property, creating a bright and welcoming space for modern living. Sliding doors open onto a large balcony, perfectly positioned to capture the spectacular coastal scenery. There are three well-proportioned bedrooms, all with fitted wardrobes, including a master bedroom with en suite, along with a fully tiled family bathroom.

Finished to an excellent standard throughout, this home is ready for immediate occupancy and will appeal to buyers seeking a turnkey property in a stunning location.

A wealth of amenities and activities are right on your doorstep, from beautiful beaches and scenic forest walks to renowned golf courses and award-winning spas. The vibrant local community offers an array of cafés, restaurants, and bars, as well as family-friendly attractions including bowling, amusements, and crazy golf.

Located in the heart of Courtown, the property is less than an hour from Dublin, with easy access via the M11, and Gorey town is an approximate ten-minute drive away.



Accommodation

Entrance Hall 3.8m x 3.2m (12'6" x 10'6"): at widest point, wooden flooring.

Living Room 5.0m x 7.4m (16'5" x 24'3"): at widest point, wooden flooring, door to balcony.

Kitchen 4.3m x 4.3m (14'1" x 14'1"): at widest point, tiled flooring and fitted kitchen units.

Hallway 1.1m x 2.0m (3'7" x 6'7"): wooden flooring

Master Bedroom 6.4m x 2.8m (21' x 9'2"): at widest point carpet flooring and built in wardrobe.

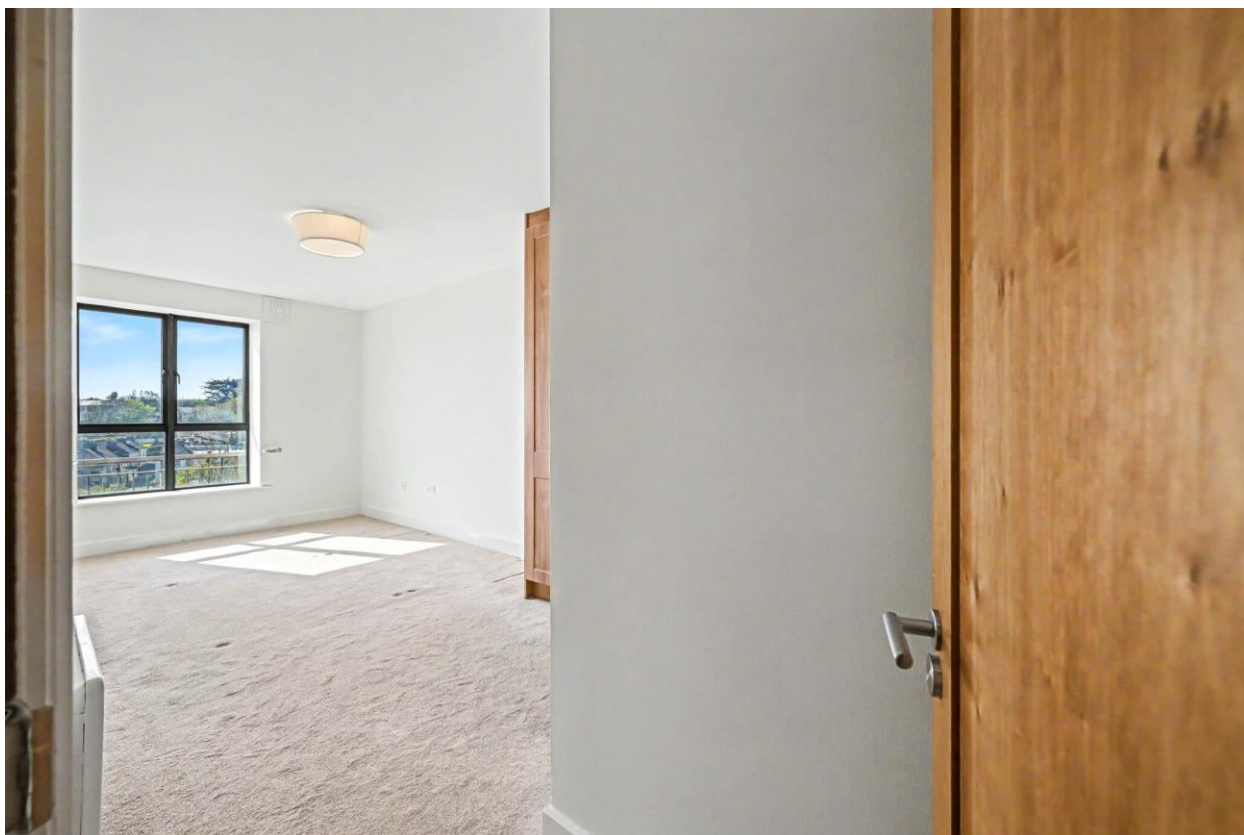
Ensuite 2.3m x 1.5m (7'7" x 4'11"): tiled flooring and walls, shower, w.c., wash hand basin and towel rail.

Bedroom 2 4.8m x 3.0m (15'9" x 9'10"): at widest point, carpet flooring and built in wardrobes

Bedroom 3 4.7m x 2.1m (15'5" x 6'11"): at widest point, carpet flooring and built-in wardrobe.

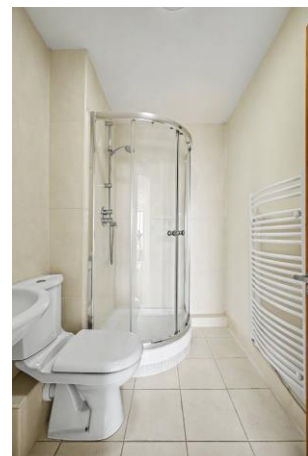
Storage 1.4m x 1.8m (4'7" x 5'11"):





Special Features & Services

- Spacious three bedroom apartment approx. 1,152 sq ft
- Walk in condition
- Stunning seaside coastal setting
- Balcony with sea views
- Superb location in the heart of Courtown and 6km to Gorey town centre, 4.5km to M11
- Communal roof top garde.
- Underground car parking space included.
- Lift in apartment block.

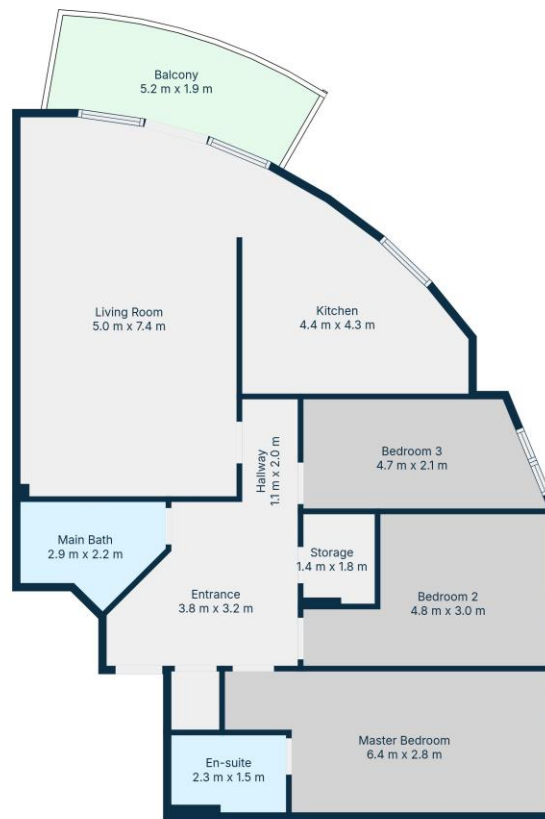




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Directions
Y25T6T7





TOTAL: 107 m²
 1st floor: 107 m²
 EXCLUDED AREAS: STORAGE: 2 m², BALCONY: 9 m², WALLS: 7 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.
 PSRA Registration No. 001510