

For Sale

Asking Price: €285,000

**Sherry
FitzGerald**
O'Leary Kinsella



Woodwinds,
Ballinatrav Lower,
Gorey,
Co. Wexford,
Y25XV24

BER E1

sherryfitz.ie



Holiday Home with development opportunity

"Woodwinds", is a stunning and unique two-bedroom residence situated in the seaside village of Courtown, it is located across the road from Courtown woods and within a short stroll to the beach and into the harbour village.

The property is situated on a very private and spacious site which has full planning permission to extend the property to approximately 170 sqm. Working drawings are available which show the flexible design of the extension, whereby the property can be used both as one large unit or up to three separate units at one time. This offers fantastic versatility and allows the dwelling to take full advantage of the strong holiday rental market in the area.

This home enjoys the benefits of open plan living, two double bedrooms and a family bathroom complete the accommodation of this stunning property.

The garden has a beautiful array of shrubs and borders creating an enchanting outside area with a fabulous patio and BBQ area providing a stunning outside living space and there are also a number of outbuildings on the property. Situated less than ten minutes' drive from Gorey town and one hour from Dublin this property offers a great location, close to the beach, Courtown Harbour and many amenities including shops, restaurants and schools.

This enchanting contemporary property offers endless possibilities for a permanent home, a multi-family holiday oasis or the opportunity to create worthwhile rental return!



Accommodation

Entrance Hall 1.40m x 3.72m (4'7" x 12'2"): Laminate wood flooring

Kitchen/Dining/Living Room 7.78m x 5.51m (25'6" x 18'1"): at widest point. Laminate wood flooring, fitted kitchen units, electric oven, electric hob, integrated dishwasher, fridge freezer, vaulted ceiling with exposed timber beams and solid fuel stove.

Bathroom 2.35m x 1.40m (7'9" x 4'7"): Tiled floor and walls, shower, WC, wash hand basin and heated towel rail.

Bedroom One 2.86m x 2.87m (9'5" x 9'5"): Laminate wood flooring.

Master Bedroom (Two) 4.97m x 2.87m (16'4" x 9'5"): Laminate wood flooring.





Special Features & Services

- Beautiful two bed residence close to the sea & Courtown Harbour.
- Excellent location, approx. 10 minutes from Gorey and approx. 1 hour from Dublin.
- Mature gardens with patio area.
- A number of outbuildings on site.
- Planning granted for an extension to the rear – Planning Ref. 20220262.
- Cash Purchaser required.
- Kitchen appliances included.





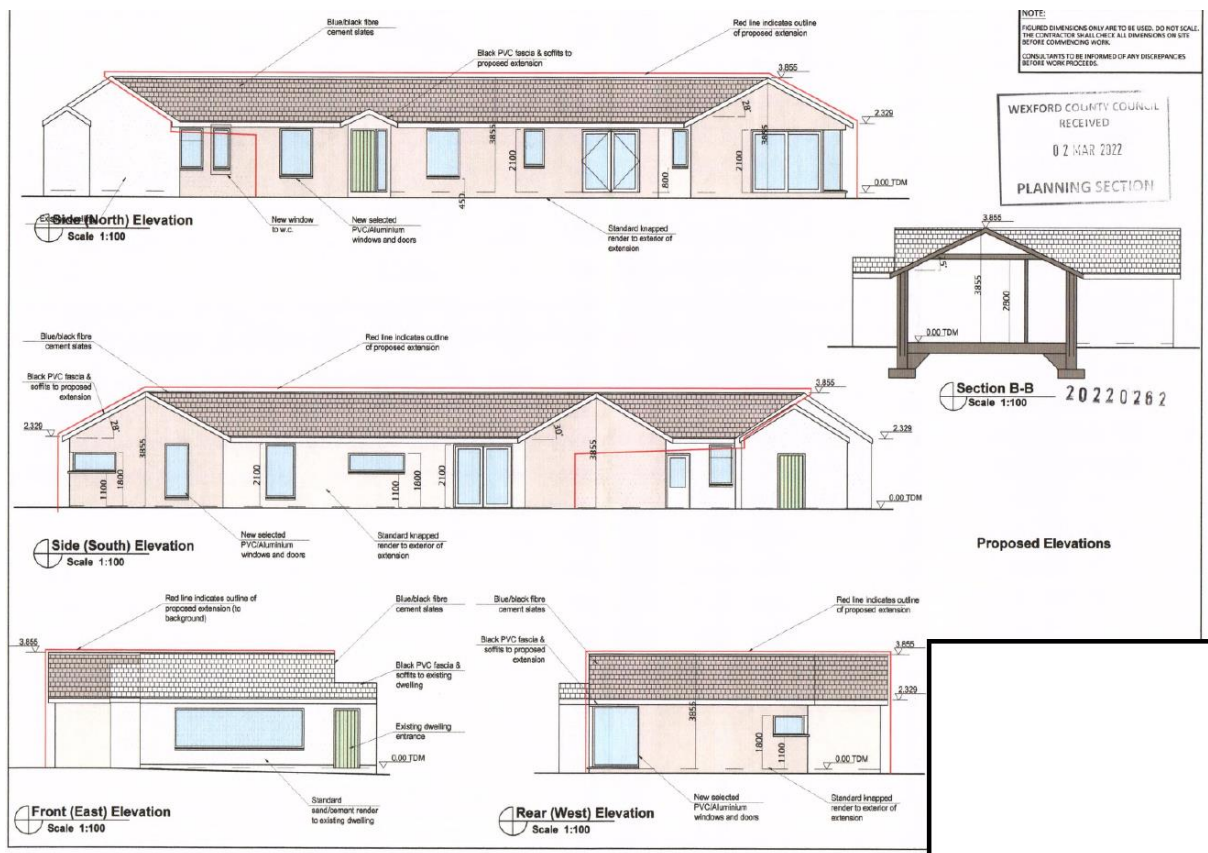
Directions
Y24XV24



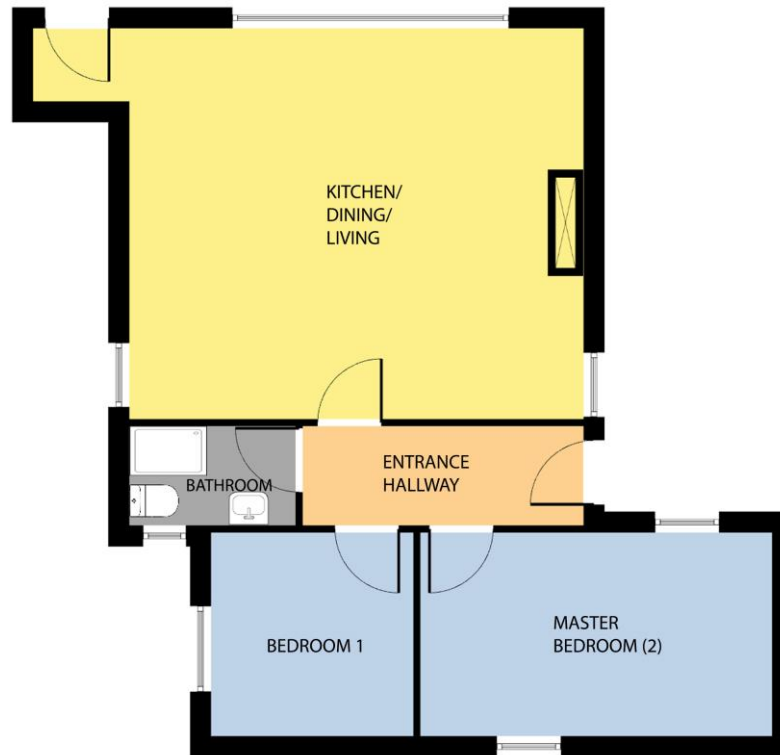
Proposed Extension:



Elevations:



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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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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