

# For Sale

Asking Price: €265,000



28 Glen Richards Wood,  
Poulshone,  
Gorey,  
Co. Wexford  
Y25PY83

[sherryfitz.ie](http://sherryfitz.ie)



28 Glen Richards is a charming, well maintained, four-bedroom residence extending to 114sqm approx., located just a five-minute stroll of the beautiful Poulshone Bay Beach and within an hour of Dublin.

This property comes to the market in fabulous condition and enjoys spacious living accommodation. Through the porch you can access large open plan kitchen/dining/sitting room with modern kitchen providing ample storage, feature solid fuel stove fireplace which creates a cosy atmosphere and double doors to access to the west facing, fully enclosed rear garden, perfect for relaxation and outdoor activities.. From the hallway are four bedrooms including the master with ensuite and a family bathroom. The property is further enhanced by off-street parking and fast broadband – which makes it ideal for working from home.



Located less than an hour from the M50, and just a stroll away from the sandy beach of Poulshone, this an ideal coastal getaway. The seaside village of Courtown is only 4km away and provides numerous eateries and cafes and with amusement parks, crazy golf, ten pin bowling and forest walk. Gorey town centre is a short drive away and provides an array of shops, restaurants, cafes, excellent amenities, and schools.

The location of the property will make a great family home or a beautiful seaside escape, do not miss this chance to live near the beach in one of Wexfords most desirable areas.

Call today to arrange a viewing and make this coastal gem your own!.



## Accommodation

**Entrance Porch** 1.00m x 1.87m (3'3" x 6'2"): wood effect linoleum flooring.

**Kitchen/Dining** 8.85m x 5.16m (29' x 16'11"): wood effect linoleum flooring, fitted kitchen units with island, feature fireplace with solid fuel stove, double doors to rear garden and vaulted ceiling.

**Hall** 1.80m x 4.00m (5'11" x 13'1"): at widest point, wood effect linoleum flooring.

**Bedroom 1** 4.32m x 3.00m (14'2" x 9'10"): wood effect linoleum flooring

**Bedroom 2** 4.32m x 3.00m (14'2" x 9'10"): wood effect linoleum flooring

**Bedroom 3** 4.32m x 3.00m (14'2" x 9'10"): at widest point, wood effect linoleum flooring

**Master bedroom 4** 4.32m x 3.00m (14'2" x 9'10"): wood effect linoleum flooring

**Ensuite** 1.36m x 1.61m (4'6" x 5'3"): tiled shower, shower, WC and wash hand basin.

**Bathroom** 1.80m x 1.94m (5'11" x 6'4"): tiled flooring and bath, bath, WC and wash hand basin.





### Special Features & Services

- 4-Bedroom detached dwelling.
- Walk in condition.
- West facing rear garden.
- O.F.C.H.
- Close to beach.
- Superb location within walking distance to Poulshone Bay Beach and Riverchapel and 9km to Gorey town centre and 7.7km to M11.





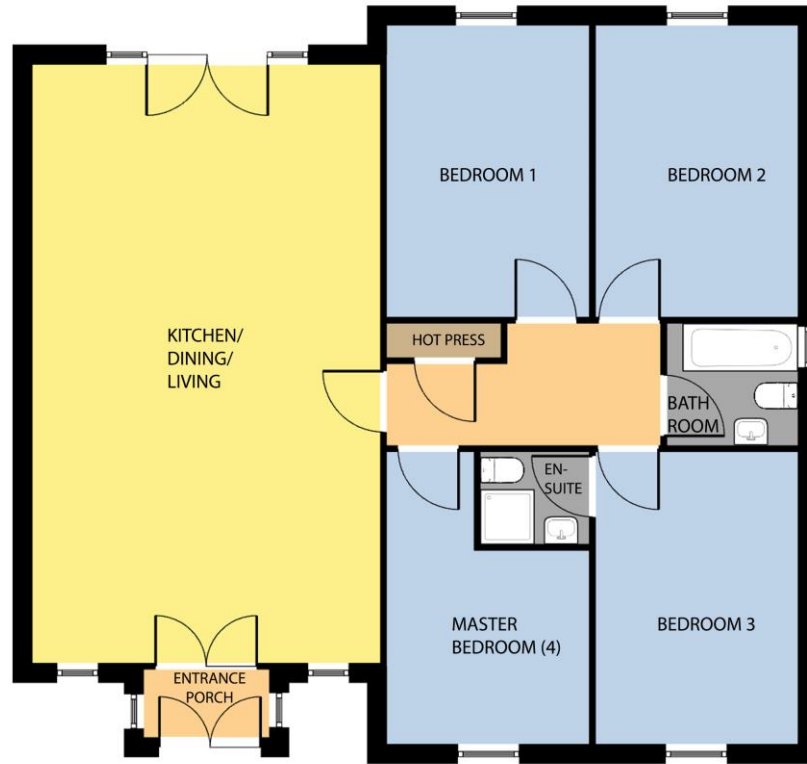
Directions  
Y25PY83

BER

**BER E1**



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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**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.  
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