

Ref: 7784

BALLINATRAY LOWER, COURTTOWN, GOREY, CO. WEXFORD Y25 FD37



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QUINN PROPERTY

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Attractive Four Bedroom Bungalow On C. 0.35 Acre Site In Walking Distance To Beach For Sale By Online Auction On Wednesday, 9th April 2025 At 12 Noon



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to introduce this property to the market. Enjoying an enviable location, just 800 meters from the beach and 150 meters from Courtown Woods, it offers the best of both worlds in the mix of natural beauty and recreational facilities available. Think coastal walks, swimming, surfing, kayaking and enchanting woodland strolls.

Courtown, with its picturesque harbour, has long been a popular tourist destination and offers a choice of shops, pubs, hotel and cafes. Additional activities include Courtown Adventure and Leisure Centre and The Pirates Cove, with Kia Ora Mini Farm, Seafield Hotel, Courtown and Ballymoney Golf Courses a short drive away. The property is within walking distance from Riverchapel with a good range of amenities to include primary school, crèche, community centre, supermarket, pub, pharmacy and church.

Gorey is a ten minute drive and provides an extensive array of amenities in schools, chic boutiques, shops, restaurants, hotels and excellent daily commuter services by rail and bus. Access to the M11 at Junction 23 is only a five minute drive from the property, allowing for a comfortable commute of one hour to Dublin.

This residence comprises of an attractive bungalow with adjoining garage with obvious conversion potential. It sits on a generous site with direct access to the public road. A tarmac driveway leads to the house with ample parking and lawn area to the front, as well as dual access on both sides to a large south facing rear garden. The house is in need of refurbishment and upgrading to bring it up to modern day standards, however, it offers huge potential to the discerning buyer as a family home, the perfect holiday retreat or an investment opportunity to tap into the local tourist industry. The property is likely to qualify for the vacant home Grant. Due to its location, it may offer further development potential, subject to planning permission. Accommodation extends to c. 103m² and briefly comprises of:



Entrance Hall:	2.8m x 1.8m	Carpet
Inner Hall:	5.9m x 1.0m	Carpet
Sitting Room:	6.0m x 3.5m	Carpet, stove
Kitchen:	3.2m x 2.3m	Tiled flooring, fitted units
Dining Room:	3.4m x 3.2m	
Bathroom:	2.2m x 2.0m	Fully tiled, WC, WHB, shower
Bedroom 1:	3.4m x 3.4m	Carpet, wardrobe, WHB
Bedroom 2:	3.8m x 3.7m	Carpet, wardrobe, WHB
Bedroom 3:	3.2m x 2.5m	Carpet, wardrobe, WHB
Bedroom 4:	3.4m x 3.2m	Carpet, wardrobe, WHB





OUTSIDE:

A tarmac driveway leads to the front of the house where there is ample parking space and a lawn area to the side. The rear boasts a large south facing plot with a garage measuring 8m x 4m, which is divided into three rooms with a WC, presenting options for storage, workshop and much more.

SERVICES AND FEATURES:

Mains Water And Sewage
Solid Fuel Stove
Oil Fired Central Heating (Requires Upgrading)
Superb Coastal Location
Adjoining Garage With Conversion Potential
Large Site With Development Potential (S.T.P.P.)
High Speed Broadband
Property Extends To: C. 103 m²
Built: 1960's

BER DETAILS:

BER: F
BER No. 118226323
Energy Performance Indicator:
387.93 kWh/m²/yr



**This Is A Super Opportunity To Acquire A Property In A Popular Coastal Location In The Sunny South East -
Viewing Is Highly Recommended And By Appointment Only**

A.M.V. €200,000

QUINN PROPERTY

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