

For Sale

Asking Price: €250,000

**Sherry
FitzGerald**
O'Leary Kinsella



48 Woodlands,
Courtown,
Gorey,
Co. Wexford,
Y25 DK74

BER C2

sherryfitz.ie



48 Woodlands is located in a very quiet and mature, sought after community within short walking distance of the centre of Courtown Harbour and all its amenities including shops, school, pubs, hotels, Churches etc. This convenient location is little more than five minutes from Gorey town and junction 23 on the M11 motorway is very close by providing access to the M50 motorway approximately forty-five minutes' drive.

The property comprises a mature detached three-bedroom bungalow in a prestigious location with a mature garden. This home which provides 108.9 sq m (approx..) is just awaiting the new owner to modernise and establish their style on it. Set back from the road, a concrete driveway provides vehicular access to the front of the residence. The sunroom to the front provides access to the welcoming hallway. The accommodation consists of sitting room with feature open fireplace, Kitchen/Dining, three bedrooms, family bathroom and guest WC.

Outside the property has a concrete driveway which provides ample space for parking, the lovely private garden has a concrete yard to the rear, garden shed and concrete shed/workshop.

This property offers great potential in a convenient and much sought after area within walking distance of the beach.



Accommodation

Sunroom 4.26m x 3.44m (14' x 11'3"): laminate wood flooring.

Entrance Hallway 1.36m x 8.15m (4'6" x 26'9"): carpet flooring.

Sitting Room 3.54m x 5.79m (11'7" x 19'): at widest point, laminate wood flooring and feature open fireplace.

Kitchen/Dining 3.54m x 4.40m (11'7" x 14'5"): tiled flooring and backsplash, fitted kitchen units, electric oven and hob and fridge freezer.

Bedroom 1 3.00m x 3.62m (9'10" x 11'11"): laminate wood flooring and built-in wardrobes.

Bedroom 2 3.54m x 3.71m (11'7" x 12'2"): at widest point, carpet flooring, built-in wardrobes and built-in storage units.

Master Bedroom 3 3.00m x 4.08m (9'10" x 13'5"): at widest point, carpet flooring, built-in wardrobes.

Bathroom 3.00m x 2.46m (9'10" x 8'1"): at widest point, tiled flooring and walls, shower, WC and wash hand basin.

Guest WC 1.36m x 1.45m (4'6" x 4'9"): laminate wood flooring, WC and wash hand basin.





Special Features & Services

- Spacious three-bedroom bungalow of approximately 1,172 sqft.
- Excellent location, short walk to all amenities.
- Private, mature and very quiet estate.
- Oil fired central heating.
- Private enclosed garden.
- Shed with electricity.
- Concrete driveway.





Directions
Y25DK74



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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