

For Sale

Asking Price: €250,000

**Sherry
FitzGerald**
O'Leary Kinsella



23 Glencove,
Courtown,
Gorey,
Co Wexford, Y25 P663

BER E1

sherryfitz.ie



23 Glencove is an impressive three-bedroom semi-detached residence located in an exclusive gated development within walking distance of the beautiful seaside village of Courtown Harbour.

This property will make a great family home or a beautiful seaside escape. The large entrance hallway connects to the family living / dining area providing a large open plan feel, maximising the light and the double doors to the rear make al fresco dining a must throughout the summer months. A well-equipped kitchen to the rear of the property concludes the ground floor living.



Up the stairs, the bedroom accommodation consists of three spacious bedrooms with the Master Bedroom enjoying its own ensuite and large double doors leading out on to the balcony. This light filled room features built in wardrobes (as do the other two) and dressing table.

A wide range of activities and amenities are on your doorstep, with beautiful beaches, forest walks, top golf courses and internationally acclaimed spa's catering to your every whim. This friendly coastal harbour provides numerous eateries and cafes and with amusement parks, crazy golf, ten pin bowling easily keeping the kids entertained. Located less than an hour from Dublin, Courtown is an ideal coastal getaway.



ACCOMMODATION

GROUND FLOOR

Entrance Hall 3.76m x 2.50m (12'4" x 8'2"): at widest point, tiled flooring.

Dining/Sitting Room 9.07m x 4.27m (29'9" x 14'): at widest point, laminate wood flooring, feature fireplace with solid fuel stove, sliding door to rear garden and feature bay window.

Kitchen 2.97m x 2.86m (9'9" x 9'5"): at widest point, tiled flooring and backsplash, fitted kitchen units, electric oven, electric hob, dishwasher, washing machine and fridge freezer.



FIRST FLOOR

Landing 3.01m x 3.80m (9'11" x 12'6"): at widest point, carpet flooring.

Bedroom 1 3.20m x 2.79m (10'6" x 9'2"): at widest point, solid wood flooring and built-in wardrobes.

Bathroom 2.86m x 2.04m (9'5" x 6'8"): tiled flooring and bath, WC and wash hand basin.

Bedroom 2 2.72m x 3.58m (8'11" x 11'9"): at widest point, solid wood flooring and built-in wardrobes.

Master Bedroom 3 3.41m x 3.75m (11'2" x 12'4"): at widest point, solid wood flooring and built-in wardrobes.

Ensuite 0.90m x 2.97m (2'11" x 9'9"): tiled floor and shower, WC and wash hand basin.





Special Features & Services

- Spacious Accommodation of approximately 1227 sq ft.
- Walk in Condition.
- Standing on extensive communal gardens and grounds.
- Stunning seaside setting.
- Superb location within walking distance to Courtown Harbour and 6km to Gorey town centre, 4.5km to M11.

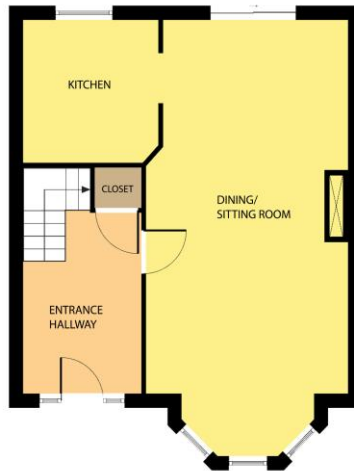




Directions
Y25P663



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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FIRST FLOOR



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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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