

Ref: 8979

WOODSIDE, COURTTOWN, GOREY, CO. WEXFORD Y25 F102



BER E1

QUINN PROPERTY

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## Most Attractive Four Bedroom Residence In A Highly Desirable Coastal Setting For Sale By Private Treaty



### LOCATION & DESCRIPTION:

**QUINN PROPERTY** are delighted to present this beautiful four bedroom detached residence to the market. Ideally positioned in a highly sought-after coastal setting within walking distance of Courtown Harbour and its excellent range of local amenities. Residents can enjoy easy access to shops, primary schools, churches, pubs, hotels, restaurants, scenic beaches, and the renowned Courtown Woods with its extensive network of picturesque walking trails.

The nearby community sports complex, just a five-minute drive away, offers full-size GAA and soccer pitches, a BMX track, and children's playground, while Active Tribe Courtown leisure and adventure centre — featuring a swimming pool, gym, recreation facilities, and fitness centre — is conveniently located within a ten-minute walk.

The bustling town of Gorey is just 5km away and provides an outstanding selection of amenities including boutique shops, cafés, restaurants, pubs, award-winning hotels, leisure facilities, and golf courses. Dublin is within a comfortable commuting distance of approximately one hour, serviced by excellent transport links including Wexford Bus, Bus Éireann, and a train station.



Extending to C. 95m<sup>2</sup> this charming residence is presented in excellent condition throughout. The accommodation is both bright and spacious, briefly comprises of a kitchen, dining room, living room, family bathroom, separate shower room, and four bedrooms. Occupying an elevated site, the property enjoys stunning views over Courtown Harbour and the surrounding coastline, creating a wonderful sense of tranquillity and coastal charm.

Accommodation extends to C. 95m<sup>2</sup> and comprises as follows:

Entrance Hall:	1.7m x 1.8m	Tiled flooring, plumbed for washing machine and dryer.
Dining Room:	3.2m x 4.4m	Laminate flooring, recessed lightening, French doors to living room.
Kitchen:	3.5m x 1.8m	Tiled flooring, fitted units at waist and eye level, tiled splashback, dishwasher, gas hob, oven, door to rear, timber clad ceiling.
Living Room:	3.8m x 5.2m	Laminate flooring, open fire with feature timber surround, French doors to dining room, scenic sea views.
Inner Hallway:	0.7m x 5.6m	Timber flooring.
Bathroom:	2.0m x 2.0m	Linoleum flooring, W.C., W.H.B., bath with tile surround.
Bedroom 1:	3.0m x 3.2m	Laminate flooring, scenic sea views.
Bedroom 2:	3.2m x 3.2m	Laminate flooring, scenic sea views.
Bedroom 3:	2.7m x 2.5m	Laminate flooring.
Bedroom 4:	2.7m x 2.6m	Laminate flooring, built-in wardrobe.
Shower Room:	0.9m x 1.6m	Fully tiled, W.C., W.H.B., electric shower.





### OUTSIDE:

The property is approached via a tarmacadam driveway, providing ample space for parking. The grounds are meticulously kept with a mature front lawn featuring established hedgerows and beautiful sea views. The property features an adjoining garage / workshop which serves as a practical and multifunctional area. This property boasts a low-maintenance garden, making it the perfect choice for a holiday home, first-time buyer, or retirement living.



### SERVICES AND FEATURES:

Mains Services  
Oil Fired Central Heating  
Property extends to C. 95m<sup>2</sup>  
Built: 1968



### BER DETAILS:

BER: E1  
BER No. 119443380  
Energy Performance Indicator: 306.68 kWh/m<sup>2</sup>/yr



Spacious Four Bedroom Bungalow Just Moments From Courtown Harbour - Viewings Highly Advised

A.M.V. €275,000

## Ground Floor



Total area: approx. 95.4 sq. metres



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