

Ref: 8860

31 GLEN RICHARDS COVE, POULSHONE, CO. WEXFORD Y25 F860

QUINN  
PROPERTY

BER C3

QUINN PROPERTY

[www.quinnproperty.ie](http://www.quinnproperty.ie)

# Impressive Three Bedroom Detached Residence In Most Sought-After Location For Sale By Private Treaty



## LOCATION & DESCRIPTION:

**QUINN** PROPERTY are delighted to bring to the market this well presented, detached home located in a mature development along the Courtown to Ballygarrett coastal road. Located a short distance from the beautiful and unspoilt beaches at Parknacross and Poulshone Bay, this property will be the envy of many.

Peacefully situated between the villages of Riverchapel and Ballygarrett, this home is a 5 minutes drive from the local primary school, church, supermarket, pharmacy and 10 minute drive from Courtown Harbour and beach. Gorey is 9km away with convenient access to the M11 motorway, meaning commuting from Dublin has never been so easy.

This attractive three-bedroom home is nestled within a mature and peaceful estate in Poulshone and blends comfort with convenience, offering spacious living in a serene setting while remaining close to an excellent range of local amenities.

Accommodation of this property is bright and spacious with an open plan kitchen / living room, conservatory, one bedroom and ensuite on the ground floor and two good sized bedrooms and family bathroom on the first floor. The property also boasts a spacious wooden garden house / studio space, currently used as an entertainment room, along with a decking area and a generously sized rear garden. This property is coming fully furnished with all the contents inside the residence included in the sale.

Accommodation extends to C. 108m<sup>2</sup> and comprises of the following:

Entrance Porch:	1.5m x 1.1m	Laminate flooring.
Kitchen / Living Room:	5.8m x 8.3m	Laminate flooring, built-in units at waist and eye level, tiled splashback, plumbed for washing machine and dishwasher, sliding door to rear garden, stairs to first floor, under the stairs storage, open fireplace, French doors to conservatory.
Conservatory:	3.6m x 3.8m	Laminate flooring, Velux windows, timber clad ceiling, door to rear decking.
Bedroom 3:	3.0m x 3.3m	Carpet flooring, storage cupboard.
Ensuite:	2.1m x 1.0m	Tiled flooring, W.C., W.H.B., electric shower.
Landing:	2.5m x 2.2m	Carpet flooring, Velux window, storage cupboard.
Bedroom 2:	2.9m x 3.3m	Carpet flooring, feature window, built in wardrobe.
Bathroom:	1.7m x 2.0m	Linoleum flooring, bath, W.C., W.H.B., Velux window.
Master Bedroom:	4.3m x 3.2m	Carpet flooring, scenic garden views.





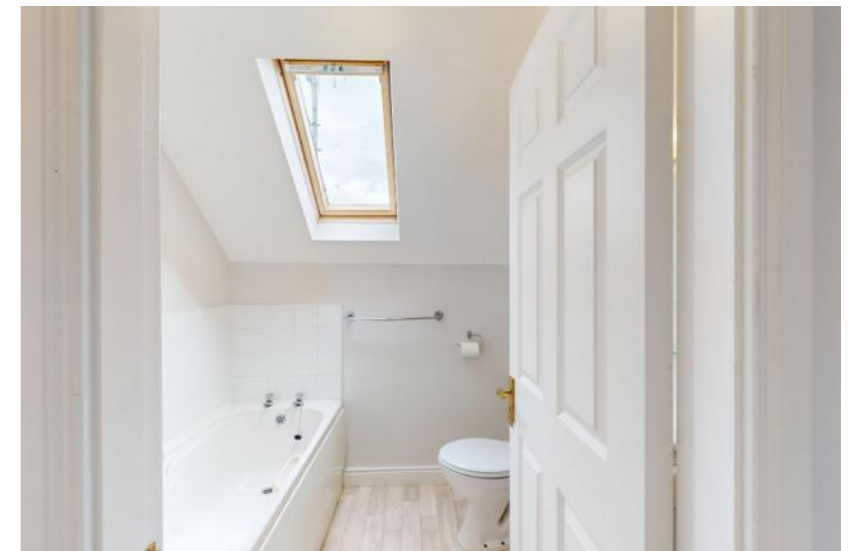
### OUTSIDE:

To the front of this property, the garden is beautifully framed by mature shrubs and established hedgerows, while a concrete driveway provides space for off-street parking. The rear garden has been thoughtfully designed for outdoor living and entertaining, featuring a well-maintained decking area ideal for outdoor dining and relaxing. A large contemporary garden house adds exceptional versatility, perfect for use as an entertainment space, games room, home office, or gym. The outdoor space of this property provides an ideal setting for entertaining, dining, and enjoying the warmer months, creating a wonderful summer retreat.



### SERVICES AND FEATURES:

Mains Services  
Electric Heating  
Built: 1998  
Property extends to C. 108m<sup>2</sup>



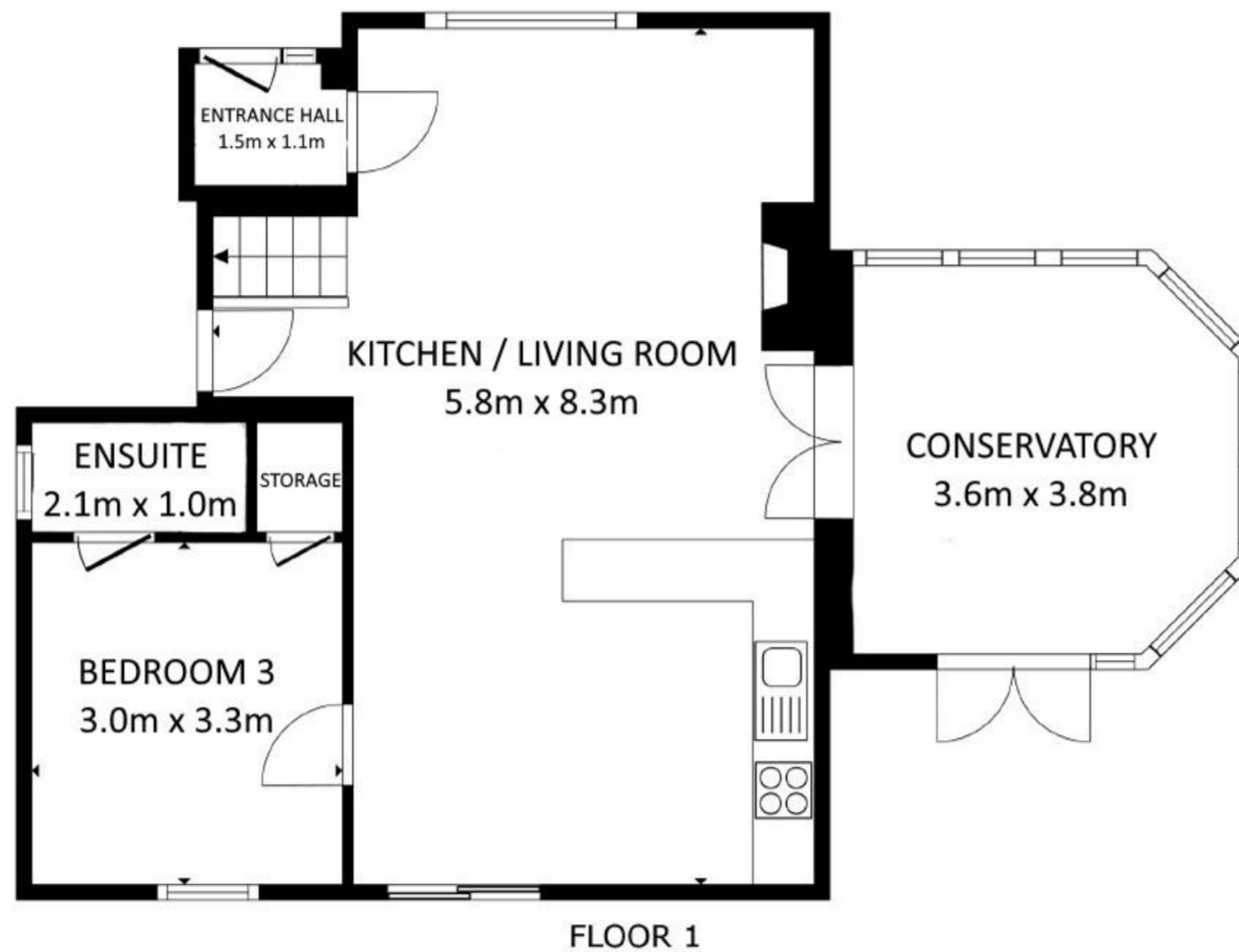
### BER DETAILS:

BER: C3  
BER No.: 107342362  
Energy Performance Indicator: 207.34kWh/m<sup>2</sup>/yr



This Property Would Make The Perfect Summer Retreat / Family Home - Early Viewing Is Advised

A.M.V. €320,000



The above particulars are issued by QUINN PROPERTY on the understanding that any negotiations whatsoever concerning the property are conducted through QUINN PROPERTY. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.