Ref: 9164

SLEEPY HOLLOW, BALLINATRAY LOWER, COURTOWN, CO. WEXFORD Y25 XP86

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QUINN PROPERTY

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Most Attractive Three Bedroom Bungalow In Much Sought After Coastal Location
For Sale By Private Treaty

LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to present this delightful bungalow to the market. Enjoying an enviable location, it is just 800 meters from the beach and 400 meters from Courtown Woods. Courtown, with its picturesque harbour, has long been a popular tourist destination and offers a choice of shops, pubs, hotel and cafés. 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 1.8km 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 well-presented coastal residence has been thoughtfully designed with family living in mind. The home offers a well-balanced layout, with a generously proportioned kitchen, living room and conservatory forming the heart of the home on one side, while three spacious bedrooms, including a principal bedroom with en-suite, together with a shower room, are positioned on the other, creating a practical and comfortable separation between living and sleeping accommodation. Furthermore the property was granted planning permission for an extension under planning reference number: 20250868 in 2025.

Perfectly suited to a variety of purchasers, this versatile home will appeal equally to first-time family buyers, those seeking a comfortable retirement by the coast, or anyone looking to downsize without compromising on space or convenience.

Porch:	0.86m x 1.20m	Tiled flooring
Entrance Hall:	2.09m x 1.20m	Tiled flooring
Living Room:	4.91m x 3.66m	Solid wood Oak flooring, solid fuel insert stove, abundance of natural light
Conservatory:	4.21m x 4.10m	Tiled flooring, abundance of natural light, garden views
Kitchen:	3.01m x 2.74m	Tiled flooring, tiled splash back, eye and waist level fitted units, extractor fan, electric cooker, integrated dishwasher, plumbed for washing machine
Hall:	0.96m x 1.79m	Tiled flooring
Shower Room:	1.95m x 1.79m	Fully tiled, W.C., W.H.B., electric shower
Bedroom 2:	3.00m x 3.84m	Laminate flooring
Bedroom 1:	3.14m x 3.66m	Laminate flooring
En-Suite:	2.44m x 0.99m	Fully tiled, W.C., W.H.B., power shower
Bedroom 3:	3.01m x 2.43m	Laminate flooring

OUTSIDE:
Approached via a tarmacadam driveway, the property offers ample off-street parking to the front and side. Enclosed by boundary walls, the outdoor space enjoys a wonderful sense of privacy and security. A generous lawn extends to the side of the home, while a raised decking area to the rear provides the perfect setting for al fresco dining, entertaining guests or simply relaxing in the peaceful surroundings.

SERVICES AND FEATURES:
All Mains Services
Oil Fired Central Heating
Superb Coastal Location
Property Extends To C. 89m^2
Built: 1970's

BER DETAILS:
BER: D
BER No.: 102558764
Energy Performance Indicator: 241.96 kWh/m^2/yr

A Rare 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. €325,000

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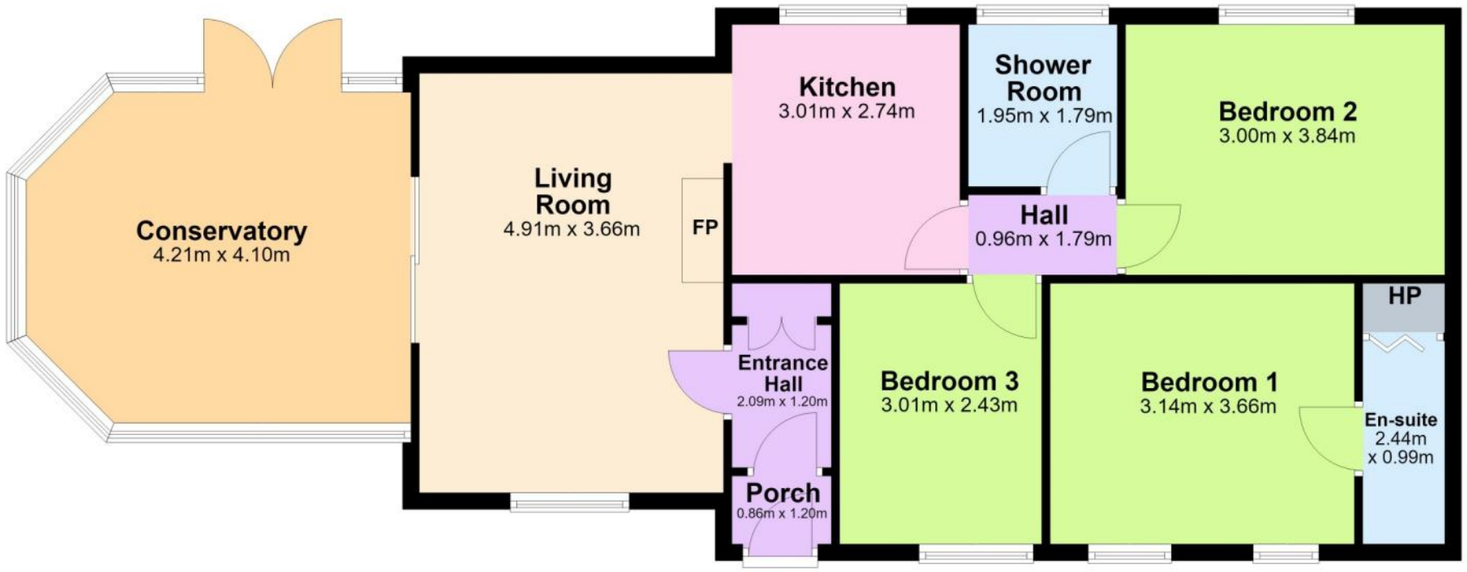
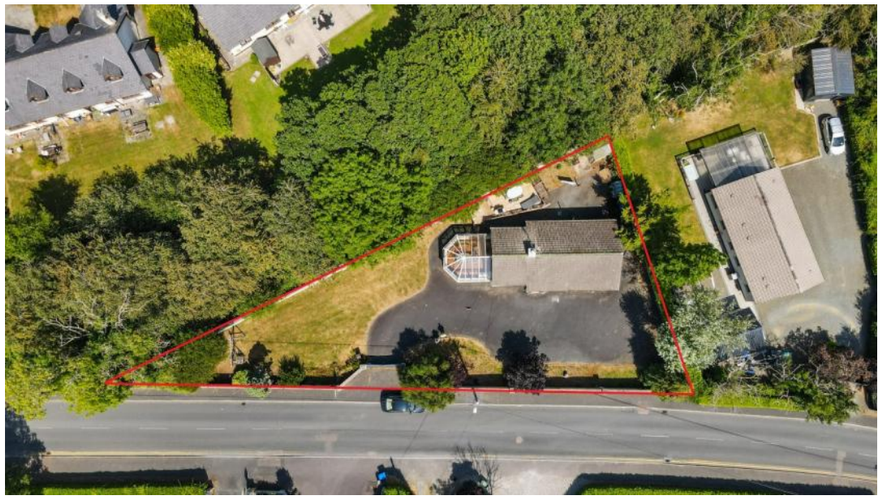
Ground Floor



Total area: approx. 89.3 sq. metres



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