

Ref: R3728

“TOPSEA”, WAFERS BOROUGH, ARDAMINE
COURTOWN HARBOUR, GOREY, CO. WEXFORD



QUINN PROPERTY

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4 BEDROOM HOUSE ON AN ELEVATED SITE WITH STUNNING SEA VIEWS

For Sale By Private Treaty



LOCATION:

This charming sea side house is ideally set on an elevated site commanding breath taking views of the sea and Ardamine beach. Located within the exclusive and much sought after 'Wafers Borough' in Ardamine which is a hive of activity during the summer months and is within a very short distance of Courtown Village with restaurants, church and a vast array of local leisure amenities including endless sandy beaches, excellent golf courses such as Courtown Golf Club, Seafield Golf & Country Club, Ballymoney Golf Club and the renowned Marlfield House Hotel. Gorey town is 10min drive, Wexford is a 30 minute drive while Dublin is a comfortable commute of one hour.

DESCRIPTION:

"Topsea" is a highly desirable coastal property set in a tranquil location on an elevated site with parking and garden area to the front. It is presented in excellent condition and would be ideal as a holiday 'get-away' for a family. Accommodation comprises of:



Living Area/ Kitchen: 3.8m x 6.5m Laminated floor, door to side patio, French doors to front decking, filled with light from large windows commanding stunning views of the sea on all sides. Kitchen Area: Belfast double sink, fitted waist & eye level units, breakfast bar, electric hob, electric oven, double fridge/freezer, integrated dishwasher, granite worktop

L-Shaped Inner Hall: 1.4m x 3.0m x 0.8m x 2.6m Slate tiled floor

Bedroom 1: 1.7m x 2.2m Recessed lighting, slate floor, fitted blinds

Bedroom 2: 2.7m x 3.6m Slate tiled floor, fitted blinds, wardrobe, bunk beds

Bedroom 3: 3.3m x 2.0m Slate tiled floor, recessed lighting, fitted blinds, bunk beds, shelved storage

Bedroom 4: 3.4m x 5.5m Recessed lighting, slate tiled floor, double bed, dressing table, double wardrobe

Ensuite: 2.4m x 0.8m Slate tiled floor, tiled shower surround, electric shower, w.c., w.h.b.

Bathroom: 1.6m x 2.1m W.c., w.h.b., electric shower, tiled floor, tiled shower surround, storage press





OUTSIDE:

"Topsea" is approached via a hard-core laneway with steps to large decking area ideal for alfresco dining/ summer barbecues with integrated flower beds. Storage box to side and concrete patio area to rear of property.

SERVICES AND FEATURES:

Electric Storage Heating

Mains Water

Septic Tank

New Roof 2017

Property Extends To: 69.01 m²

Built: 1970

Large Decking Area

Woodframe/Aluminium built



BER DETAILS:

BER F

BER No. 107597502

Energy Performance Indicator: 418.28kWh/m²/yr

DIRECTIONS:

From N11 take Exit 23 following signs to Courtown Road (R742) turning right at sign for Riverchapel. Continue to roundabout (church) and take 1st exit and continue through Riverchapel Village for c. 3km. Pass little Stone Church of Ireland on the left and take next left into Wafers Borough (opposite Ardamine Court). Continue down lane through gate and property is on the left with **QUINN PROPERTY** sale board.



THIS IS A STUNNING FAMILY HOLIDAY HOME AND MUST BE VIEWED. VIEWING BY APPOINTMENT ONLY

A.M.V. €180,000

QUINN PROPERTY

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PSRA No. 002020

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