

No. 12 ARDAMINE GROVE, GOREY, CO. WEXFORD Y25 D326



Ref: P3732



QUINN PROPERTY

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WELL PRESENTED 2 STOREY, 4 BEDROOM DETACHED RESIDENCE IN A COASTAL LOCATION

For Sale By Private Treaty



LOCATION:

This well presented detached property is located in a mature development of detached homes just along the R742 Courtown/Ballygarrett coastal road. The property is a five minute walk to the nearest beach, 1.5km to Riverchapel, 2km to Courtown and 8km to Gorey. Ardamine is a beautiful coastal area and offers wonderful scenic views reaping the benefits of being close to the sea and also a short distance from Riverchapel, Courtown and Gorey town. Riverchapel village has a primary school, church, supermarket, pub, restaurant, hairdressers and chemist.

DESCRIPTION:

No. 12 is a well maintained property and would be ideal as a starter or family home. It extends to c. 115m² with slate roof and double glazed windows and doors. Accommodation comprises of:



FIRST FLOOR

Entrance Hall:	2.5m x 2.0m	Timber floor
Livingroom:	6.5m x 5.0m	Timber floor, solid fuel stove, sliding door to balcony
Kitchen:	3.3m x 3.1m	Timber floor, fitted waist & eye level units, electric cooker & hob, extractor fan, washing machine, dryer, fridge/freezer, tiled splash back
Bedroom 4:	4.3m x 2.8m	Timber floor

GROUND FLOOR

Entrance Hall:	2.8m x 2.0m	Tiled floor, stairs to first floor
Bedroom 1:	4.8m x 3.9m	Carpet
Ensuite:	1.9m x 1.6m	Tiled floor, shower, w.c., w.h.b.
Bedroom 2:	4.5m x 3.3m	Carpet
Bedroom 3:	3.3m x 2.6m	Carpet
Bathroom:	2.5m x 2.0m	Tiled floor, bath, w.c., w.h.b.





OUTSIDE:

The front of the property has a lawn area to both sides with a concrete driveway offering private parking. A large enclosed garden lies to rear of the property with a patio area and side access.

SERVICES AND FEATURES:

5 Minute Walk To The Nearest Beach
Quite & Mature Development
Bright & Spacious Residence
Electric Storage Heating
All Mains Services
Property Extends To: 115m²
Built: 1999

BER DETAILS:

BER F

BER No. 107732661

Energy Performance Indicator: 381.05kWh/m²/yr

This Is An Ideal Family Home
Or Investment Property And Must Be Viewed
Viewing By Appointment Only

A.M.V. €200,000





DIRECTIONS:

From Riverchapel, continue on the R742 Courtown/Ballygarrett road. After 1.2km the entrance to Ardamine Grove is located on the right hand side. On entering the development, No. 12 is located near the end of the cul-de-sac on the right hand side.

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