

Ref: P4023



NO. 7 MARYVILLE GARDENS, COURTTOWN, GOREY, CO. WEXFORD Y25 W5N0

**QUINN PROPERTY**

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

## Ground Floor 2 Bed Apartment Presented in Excellent Condition Within A Coastal Area For Sale by Private Treaty



### LOCATION AND DESCRIPTION:

QUINN PROPERTY are delighted to launch this two bedroom apartment in the heart of Courtown Harbour. Courtown is a picturesque fishing village in the Sunny South East and has been a popular holiday resort for generations. This bustling village provides a vast array of amenities to include shops, pubs, restaurants, hotel, beach, Courtown Sailing Club, fishing, Forest Park Leisure Centre, Pirates Cove Adventure centre with an 18 hole mini golf, 10 Pin Bowling, Electric children's Go-karts, Paddle Boats, Games Arcade, beautiful woodland walks and much more. Riverchapel with primary school, church, crèche, Community hall, sporting facilities and supermarket is a 5 minute walk. Courtown is a 5 minute drive from the M11 Junction 23 making South Dublin a comfortable drive of one hour for Dublin commuters.



This property is presented in excellent condition and will make a great retirement/starter family home/ investment property or the perfect seaside holiday escape. Having a light filled and spacious living area, it is guaranteed to offer the new owners long and enjoyable summer evenings. No. 7 is located within a secure gated development with large communal parking and attractive gardens. Accommodation comprises of:

Entrance Hall:	6.5m x 1.0 m	Oak floor
Sitting Room:	4.6m x 3.7m	Oak floor
Kitchen/Diner:	4.8m x 3.7m	Fitted kitchen, waist and eye level units, electric oven, electric hob, washing machine, dryer, fridge freezer, ceramic tiled floor
Bedroom 1:	3.6m x 3.3m	Oak floor, fitted wardrobe
Ensuite:	1.6m x 1.5m	Fully tiled, shower, w.c., w.h.b.
Bedroom 2:	3.8m x 2.7m	Oak floor, fitted wardrobe
Bathroom:	2.0m x 1.7	Bath, shower over bath, w.c., w.h.b., hot press, tiled





#### SERVICES AND FEATURES:

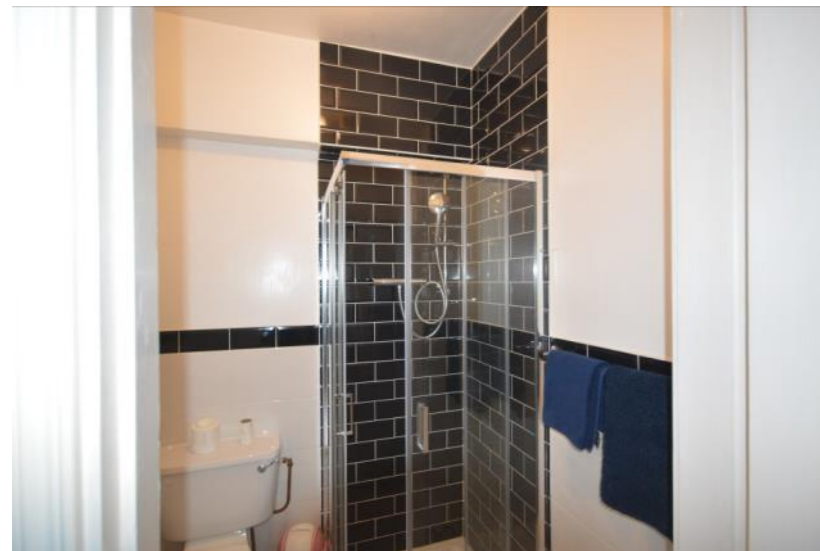
Mains Water  
Mains Sewage  
Electric Heating  
All Blinds Included  
Communal Garden and Parking Area  
Gated Development  
Property Extends To: 74m<sup>2</sup>  
Built: 1998



#### BER DETAILS:

BER: D1  
BER No. 110344736  
Energy Performance Indicator: 245.13 kWh/m<sup>2</sup>/yr

Directions: Follow Eircode Y25W5N0



Viewing Is Highly Recommended And  
By Appointment Only

Excellent Opportunity To Acquire A Coastal Property In Turn-Key Condition

**A.M.V. €165,000**

# QUINN PROPERTY

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34 Main Street, Carnew, Co. Wicklow Y14XW25

