

Ref: P6169



NO. 44 OCEAN POINT, COURTTOWN HARBOUR, GOREY, CO. WEXFORD Y25 E151



**QUINN PROPERTY**

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# Exquisite 2 Bed Apartment In Popular Coastal Location

## For Sale By Private Treaty



### LOCATION:

**QUINN PROPERTY** are delighted to launch this exquisite two bedroom apartment at No. 44 Ocean Point. Courtown Harbour is a picturesque seaside village in the Sunny South East and has been a popular holiday resort for generations.

The property is located within the heart of a bustling village with a vast array of amenities to include shops, pubs, restaurants, hotel, beach, Active Tribe, Pirates Cove, beautiful woodland walks and much more.

This is a well-located property, with access to the M11, a comfortable drive of one hour for Dublin commuters. Gorey, with its full suite of amenities, can be reached within 10 minutes.



### DESCRIPTION:

No. 44 benefits from own door access at ground floor level. The property is presented in immaculate condition throughout, having being recently redecorated. There is a private, south facing garden to the rear, perfect for outdoor living during long summer evenings. The apartment offers secure car parking within the apartment block with ample visitor parking. Accommodation is bright and spacious, comprising of:

Entrance Hall:	2.6m x 1.2m 1.1m x 6.0m 1.4m x 3.9m	Laminated flooring, shelved hot press, closet
Kitchen/Dining:	4.5m x 7.8m	Tiled flooring, wall panelling, fitted kitchen, shelving, electric oven, electric hob, extractor fan, dishwasher, tiled splash back
Bathroom:	2.4m x 1.8m	Tiled, W.C., W.H.B., bath
Master Bedroom :	2.9m x 4.5m	Laminate flooring, fitted wardrobe
Ensuite:	2.1m x 1.8m	Tiled, W.C., W.H.B., shower
Bedroom 2:	2.6m x 3.6m	Laminate flooring, wardrobe





**SERVICES AND FEATURES:**  
Electric Heating (Panel & remote control)  
All Mains Services  
Property Extends To: 85 m<sup>2</sup>  
Built: 2007  
Private Parking  
Ample Visitor Parking  
Perfect Holiday / Investment Property  
Service Charge (Approx. €1,500 p.a.)



**BER DETAILS:**  
BER: D1  
BER No. 112490461  
Energy Performance Indicator: 239.24kWh/m<sup>2</sup>/yr



No. 44 Ocean Point Is An Excellent Turnkey Opportunity, It Will Appeal To Homeowners, Investors & Is The Perfect Holiday Let  
Early Viewing Is Highly Recommended



**A.M.V. €180,000**



26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA No. 002020



34 Main Street, Carnew, Co. Wicklow Y14XW25

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.



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