



CHRISTIE'S  
INTERNATIONAL REAL ESTATE  
Hunt Estates

## STUNNING BEACHFRONT HOME

We are delighted to present this exceptional detached beachfront residence, one of the few available on the market today, offering uninterrupted sea views and private beach access.

Approaching the property via a tranquil driveway, you are welcomed by a low-maintenance, gravel garden featuring mature trees and shrubs.

Upon entering, the breathtaking views of the east coast and bay immediately capture your attention. The entrance hall leads to a beautiful, light-filled kitchen/diner and family room with full width patio doors offering uninterrupted sea views. For cosy winter evenings there is a separate sitting room with wood-burning stove. The ground floor also includes a study, double bedroom, shower room, separate house cloakroom and spacious utility room.

On the first floor, two double bedroom suites each feature walk-in wardrobes and bathrooms. The primary suite boasts a large, south-facing balcony, perfect for morning coffee or evening wine, offering expansive sea views.

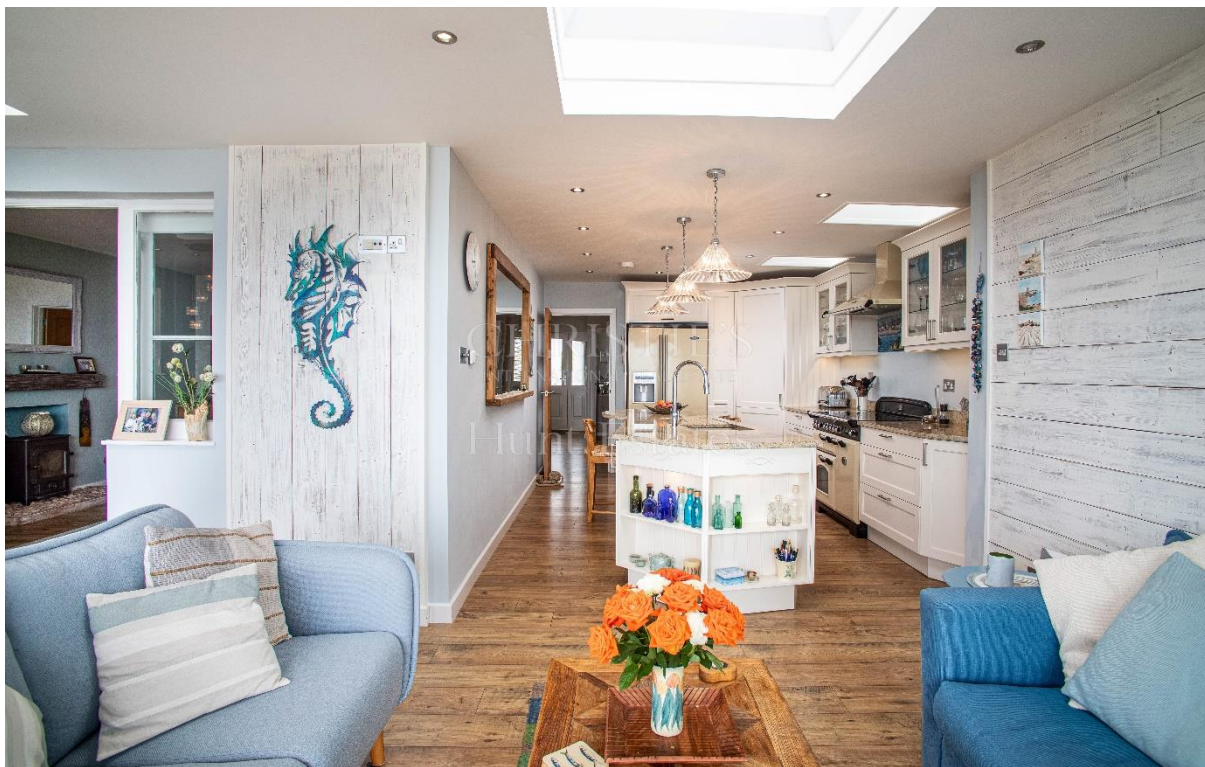
Externally there is a lovely decked area for dining which overlooks a Mediterranean-style gravel garden. The large lower paved terrace is a perfect space for entertaining and provides direct access to the sandy beach.

Refurbished to a high standard with a stylish nautical theme, this beautiful home is a true credit to its current owners. It's an absolute must-see.

The property also provides excellent parking options, including a double garage, a large store/workshop (which could be used for additional parking), and two spaces on the brick-paved drive. Despite its private and serene location, the house is conveniently situated on a well-serviced bus route, close to major shops, and just a short distance from Gorey Harbour and its charming restaurants.



















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## FEATURES

- Direct beach access
- Uninterrupted sea views
- Three bedrooms, three bathrooms
- Fourth bedroom/study
- Walk in condition
- Large open plan kitchen/dining/sitting room
- Over 1,800 sq ft of accommodation

## INFORMATION

- Mains water and drains
- Oil fired underfloor heating throughout
- Fully double glazed
- Irrigation system front and rear gardens
- Triple garage (part used as a workshop) plus parking for 2 cars
- Parish rates for 2023 were £637.72
- Freehold and Entitled/Licensed

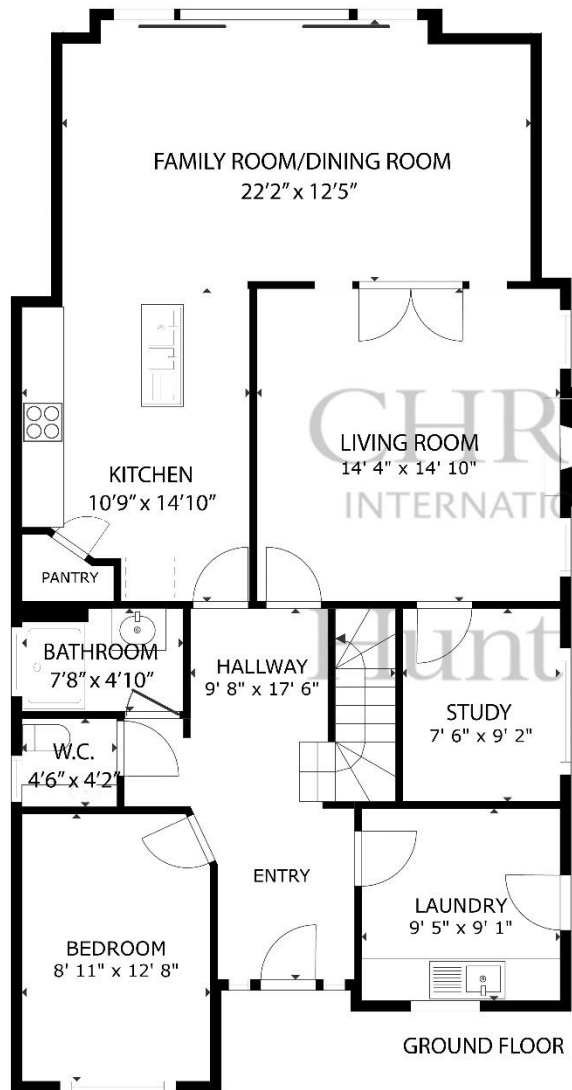


Gill Acton  
Property Negotiator

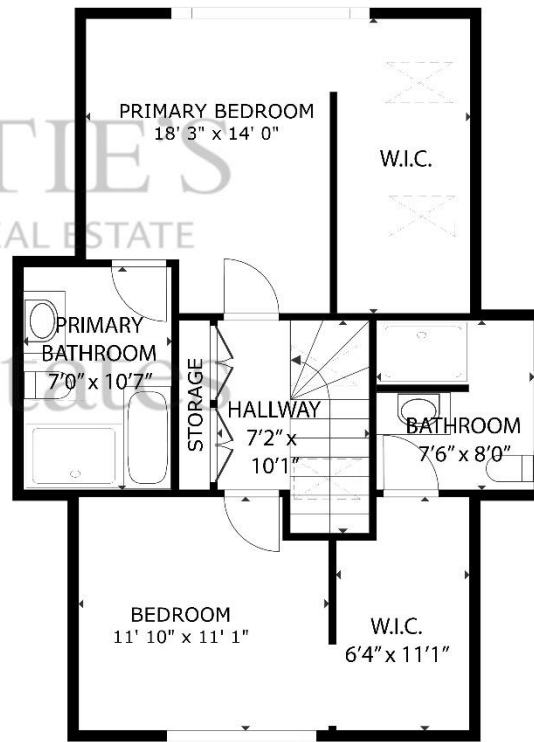
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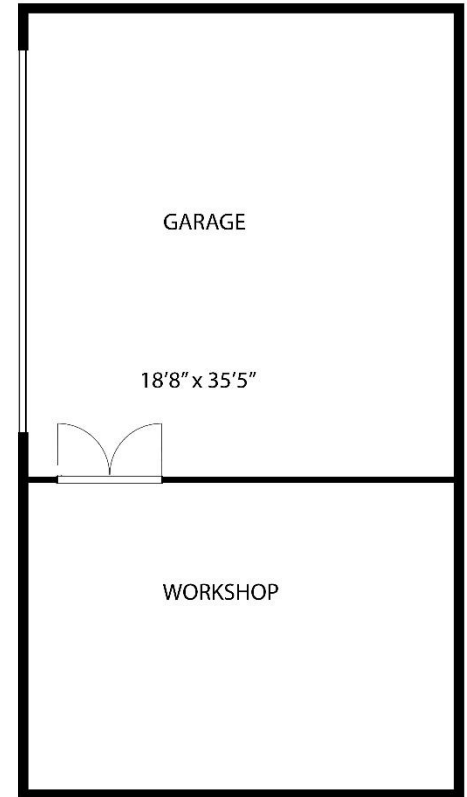




GROUND FLOOR



FIRST FLOOR



GROSS INTERNAL AREA  
GROUND FLOOR: 1166 sq. ft, FIRST FLOOR: 672 sq. ft  
TOTAL: 1838 sq. ft

EXCLUDED AREAS: GARAGE/WORKSHOP: 661 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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