

For Sale

Asking Price: €450,000

**Sherry
FitzGerald**
O'Leary Kinsella



Bendameer,
Knockroe,
Courtown,
Co. Wexford
Y25 E440



sherryfitz.ie



Bendamere is an impressive detached four-bedroom dormer residence, ideally positioned in a peaceful setting just moments from the excellent range of social and essential amenities in Riverchapel Village.

Presented to the market in excellent condition throughout, this spacious family home offers bright and well-proportioned accommodation comprising a fully fitted kitchen/dining room, utility, large living room, sunroom with double doors leading out to the rear decking area and a ground-floor bedroom with ensuite. Upstairs features three further generous double bedrooms, including an additional ensuite, while a stylish family bathroom serves the remaining bedrooms.

Outside, the property benefits from a low-maintenance exterior and beautifully maintained lawns, creating an attractive and inviting outdoor space.

Ideally located, Courtown Harbour is just approximately 5 minutes away, offering an excellent selection of shops, pubs, and restaurants, while the vibrant town of Gorey can be reached in approximately 12 minutes.



Accommodation

GROUND FLOOR

Entrance Hall 2.5m x 5.0m (8'2" x 16'5"): tiled flooring.

Kitchen 3.7m x 3.5m (12'2" x 11'6"): tiled flooring and fitted kitchen units.

Utility Room 1.6m x 1.9m (5'3" x 6'3"): tiled flooring.

Living Room 4.2m x 8.3m (13'9" x 27'3"): at widest point, laminate wood flooring and feature open fireplace.

Sunroom 4.4m x 4.4m (14'5" x 14'5"): at widest point, laminate wood flooring.

Master Bedroom 3.9m x 4.7m (12'10" x 15'5"): at widest point, laminate wooden flooring.

Ensuite 1.7m x 1.5m (5'7" x 4'11"): tiled flooring and walls, walk-in shower, w.c. and wash hand basin.

FIRST FLOOR

Landing 4.2m x 5.7m (13'9" x 18'8"): at widest point, carpet flooring.

Bedroom 2 3.9m x 4.1m (12'10" x 13'5"): at widest point, carpet flooring.

Ensuite 2.5m x 2.8m (8'2" x 9'2"): at widest point, tiled floors and walls, shower, w.c. and wash hand basin.

Bedroom 3 3.9m x 4.2m (12'10" x 13'9"): at widest point, carpet flooring.

Bedroom 4 3.9m x 4.1m (12'10" x 13'5"): at widest point, carpet flooring.

Storage 1.6m x 1.7m (5'3" x 5'7"):

Bathroom 2.4m x 3.9m (7'10" x 12'10"): at widest point, tiled floor, partially tiled walls, jacuzzi bath, w.c. and wash hand basin.





Special Features & Services

- Four-bedroom detached extending to 1,927 sq ft approx.
- Prime location at Knockroe just minutes Riverchapel Village, Courtown Harbour and Gorey town centre.
- Excellent connectivity with easy access to the M11—M50 approximately one hour away.
- Spacious and well-designed layout extending across two floors.
- Generous tarmacadam driveway with ample off-street parking.
- Mature trees and landscaped planting ensuring privacy and seclusion.
- Close proximity to beaches, harbour, golf courses, schools, shops, and restaurants.





Directions
Y25 E440





2nd Floor



1st Floor

TOTAL: 179 m²
 1st floor: 105 m², 2nd floor: 74 m²
 EXCLUDED AREAS: STORAGE: 3 m², WALLS: 14 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



CONTACT

Sherry FitzGerald O'Leary Kinsella
 Tara View, Esmonde Street, Gorey,
 Co Wexford
 T: 053 9430088
 E: info@olearykinsella.com

OFFICE OPENING HOURS

Our office opening hours are:
 9am – 1pm & 2pm – 5.30pm
 Monday to Friday.
 Viewings conducted 6 days
 (including Saturdays).

VIEWING

Viewing by appointment.

sherryfitz.ie

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.
 PSRA Registration No. 001510