

# For Sale

Asking Price: €425,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



46 Glen Aoibhinn,  
Riverchapel,  
County Wexford  
Y25H727



[sherryfitz.ie](http://sherryfitz.ie)



46 Glen Aoibhinn is an impressive, detached four/five-bedroom property extending to 212.8sqm approx. and has been meticulously maintained by the current owners. The property comes to the market in fabulous condition and will make a great family home or beautiful seaside getaway.

The large entrance hallway connects to the sitting room, with bay window allowing for lots of natural light and feature inset stove fireplace. To the rear lies the kitchen/dining providing a large open plan feel maximising the light and double doors to the rear opening to the private garden, there is an adjoining utility with guest WC. A further room on the ground floor provides flexible accommodation and can be used as a playroom, study or a fifth bedroom.

On the first floor there is four large double rooms, three with ensuites including the master bedroom which also has a walk-in wardrobe, and a large family bathroom. The property has a cobble block driveway to the front and two side entrances lead to the beautiful landscaped, low maintenance rear garden with paved patio area.

Located less than an hour from Dublin, and just a stroll away from sandy beaches, this an ideal coastal getaway. A wide variety of activities and amenities are on your doorstep, with beautiful beaches, forest walks, top golf courses and internationally acclaimed spa's catering to your every requirement. This friendly coastal community provides numerous eateries, cafe's, bars and plenty to keep the kids entertained by way of ten pin bowling, amusements, crazy golf and a host of other leisurely activities.

In summation, this fine family home is well appointed, full of light, beautifully presented and offers the discerning buyer excellent space in which to live and enjoy. A superb house in a superb location!



## Accommodation

### GROUND FLOOR

**Entrance Hallway** 4.93m x 2.22m (16'2" x 7'3"): at widest point, tiled flooring.

**Sitting Room** 6.38m x 4.48m (20'11" x 14'8"): at widest point, laminate wood flooring, timber paneling to walls, feature bay window and feature fireplace within set stove.

**Family Room** 5.49m x 3.35m (18' x 11'): at widest point, solid wood flooring, timber paneling to walls and feature bay window.

**Kitchen/Dining** 4.90m x 6.80m (16'1" x 22'4"): tiled flooring, fitted kitchen units with matching island, electric oven, electric hob, integrated dishwasher and double doors to rear garden.

**Utility Room** 4.90m x 3.35m (16'1" x 11'): at widest point, tiled flooring, fridge freezer, plumbed for washing machine and dryer and fitted storage units.

**Guest WC** 1.90m x 1.65m (6'3" x 5'5"): tiled flooring and walls, WC and wash hand basin.

### FIRST FLOOR

**Landing** 1.30m x 4.11m (4'3" x 13'6"): at widest point, carpet flooring.

**Bedroom 1** 4.13m x 4.14m (13'7" x 13'7"): solid wood flooring and walk-in wardrobe.

**Ensuite** 2.20m x 1.60m (7'3" x 5'3"): tiled flooring and walls, shower, WC and wash hand basin.

**Bedroom 2** 4.13m x 4.30m (13'7" x 14'1"): at widest point, solid wood flooring.

**Bathroom** 2.50m x 2.60m (8'2" x 8'6"): tiled flooring and walls, bath, WC and wash hand basin.

**Bedroom 3** 5.20m x 4.30m (17'1" x 14'1"): at widest point, solid wood flooring.

**Ensuite** 1.60m x 2.60m (5'3" x 8'6"): at widest point, tiled flooring and walls, shower, WC and wash hand basin.

**Master Bedroom 4** 5.70m x 3.35m (18'8" x 11'): at widest point, carpet flooring, timber paneling to walls, and walk-in wardrobe.

**Ensuite** 2.25m x 1.60m (7'5" x 5'3"): at widest point, tiled flooring and walls, shower, WC and wash hand basin.





### Special Features & Services

- Spacious accommodation of approximately 2,290sqft.
- Superb location within walking distance to Riverchapel Village and Courtown Harbour. 7.5km to Gorey town centre, 5.7km to M11.
- Stunning seaside setting.
- Walk-in condition.







Directions  
Y23H727



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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FIRST FLOOR



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## CONTACT

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## 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](http://sherryfitz.ie)

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