

For Sale

Asking Price: €300,000

**Sherry
FitzGerald**
O'Leary Kinsella



15 Riverchapel Green,
Riverchapel,
Co. Wexford
Y25 FT97

BER B3

sherryfitz.ie



15 Riverchapel Green is a spacious four-bedroom semi-detached residence situated in a popular development in Riverchapel village. This home extends to 114 sq.m. /1,227 sq.ft. approx. and has been well maintained. The entrance hallway connects to the family sitting room with bay window allowing for lots of natural light. To the rear lies the kitchen / dining area providing a large open plan feel maximising the light and double doors to the rear opening to the large private southwest facing garden.

On the first floor there are four bedrooms with the master bedroom enjoying it's own ensuite and a large family bathroom servicing the others.

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.

Located approx. an hour from Dublin makes Riverchapel an ideal setting for a family home or coastal getaway and with improvements to the M11 allowing for stress free driving.

Early viewing is a must.



Accommodation

GROUND FLOOR

Entrance hallway/Foyer 1.9m x 5.7m (6'3" x 18'8"):

Living Room 4.2m x 5.7m (13'9" x 18'8"):

Kitchen 3.2m x 3.9m (10'6" x 12'10"):

Dining Area 3.1m x 3.9m (10'2" x 12'10"):

W.C. 1.5m x 1.7m (4'11" x 5'7"):

FIRST FLOOR

Landing / Hall 4.4m x 2.6m (14'5" x 8'6"):

Master Bedroom 4.1m x 4.3m (13'5" x 14'1"):

Ensuite 2.5m x 1.8m (8'2" x 5'11"):

Bathroom 1.7m x 1.8m (5'7" x 5'11"):

Bedroom 2 3.2m x 2.8m (10'6" x 9'2"):

Bedroom 3 2.9m x 3.0m (9'6" x 9'10"):

Bedroom 4 2.1m x 3.2m (6'11" x 10'6"):





Special Features & Services

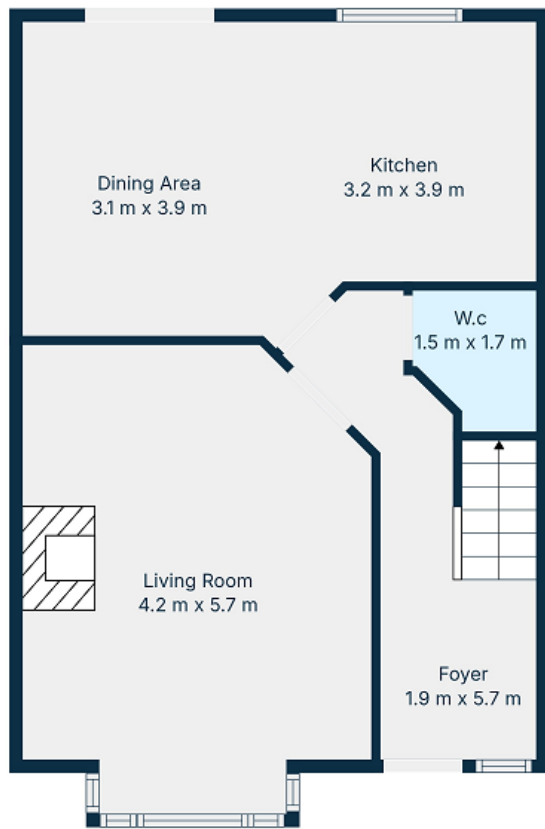
- Spacious four-bedroom accommodation of approximately 1,227 sq.ft
- Stunning coastal setting.
- Superb location within walking distance to Courtown Harbour and numerous beaches.
- Walk in Condition.
- Large Southwest facing rear garden.



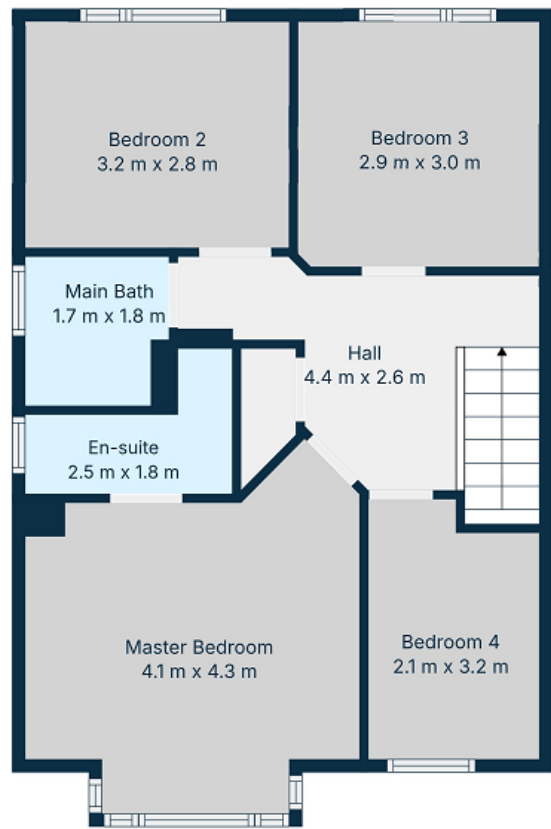


Directions
Y25 FT97





1st Floor



2nd Floor

TOTAL: 114 m2
 1st floor: 57 m2, 2nd floor: 57 m2
 EXCLUDED AREAS: WALLS: 9 m2

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



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

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