

For Sale

Asking Price: €225,000

**Sherry
FitzGerald**
O'Leary Kinsella



78 Riverchapel View,
Riverchapel,
Co. Wexford,
Y25 F954

BER D1

sherryfitz.ie



78 Riverchapel View is a modern and well-presented two-bedroom mid-terrace bungalow situated on an elevated South facing site in this sought-after development in Riverchapel village and minutes from Courtown Harbour.

The property extends to 753 sq ft approx. and comes to the market in walk-in condition and will make a great family home or beautiful seaside getaway. The entrance hallway connects to the open plan kitchen/dining/sitting room. Along the corridor there are two bedrooms with the master bedroom enjoying its own ensuite and a family bathroom servicing the other. To the rear is a low maintenance patio area.

A wide variety of activities and amenities are on your doorstep, with beautiful beaches, forest walks, top golf courses, hotels and spas 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. Riverchapel primary school which is just a short walk away.

Located less than an hour from Dublin makes Riverchapel an ideal coastal getaway and with improvements to the M11 allowing stress free driving.



Accommodation

Entrance Hallway 2.6m x 3.8m (8'6" x 12'6"): at widest point, carpet flooring.

Living Room 3.7m x 4.5m (12'2" x 14'9"): carpet flooring and feature electric fireplace.

Kitchen 3.7m x 3.4m (12'2" x 11'2"): laminate flooring, tile backsplash and fitted kitchen units.

Storage 1.1m x 1.1m (3'7" x 3'7"):

Master Bedroom 3.6m x 3.6m (11'10" x 11'10"): carpet flooring and built-in wardrobes.

Ensuite 2.00m x 1.65m (6'7" x 5'5"): laminate flooring tiled shower, WC and wash hand basin.

Bedroom 2 4.6m x 3.0m (15'1" x 9'10"): Carpet flooring and built-in wardrobes.

Bathroom 2.1m x 1.4m (6'11" x 4'7"): linoleum flooring, tiled bath, shower, WC and wash hand basin.





Special Features & Services

- Excellent two-bedroom bungalow residence.
- Spacious light filled home.
- Superb location within walking distance to Riverchapel Village, Courtown Harbour and 6km to Gorey town centre, 4.5km to M11.
- Electric storage heating.
- Walk in Condition.
- Walking distance of amenities.





Directions
Y25F954





TOTAL: 70 m²
 FLOOR 1: 70 m²
 EXCLUDED AREAS: STORAGE: 1 m², WALLS: 5 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.

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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