

Ref: P4245

NO 1 RIVERCHAPEL GLEN, RIVERCHAPEL, GOREY, CO. WEXFORD Y25 E228



**QUINN PROPERTY**

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# DELIGHTFUL THREE BEDROOM BUNGALOW ENJOYING A SPACIOUS CORNER SITE

For Sale By Private Treaty



## LOCATION:

No 1 Riverchapel Glen enjoys the benefit of a spacious corner site within walking distance of all amenities Riverchapel has to offer such as shops, school, pubs and church. Both Courtown and Ardamine beaches are just a short stroll away with swimming pool, leisure centre and Courtown Golf Club while Gorey town is within an easy drive of only 5km. Gorey is one of north Wexford's most noted towns and offers an excellent choice of schools from primary, secondary, post leaving and adult education and a Gaelscoil, along with a wealth of restaurants, shops, pubs, award winning hotels and leisure amenities. Wexford is a 30 minute drive, Enniscorthy a 20 minute drive while Dublin is a comfortable commute of one hour.

## DESCRIPTION:

The bungalow was constructed in 2007 and extends to 102.99m<sup>2</sup> with the benefit of being opposite community sporting and play grounds. There is a small lawn and parking area to the front and a large enclosed garden to the rear with side access.

The property is presented in excellent condition throughout and accommodation comprises of:

|                |             |  |
|----------------|-------------|--|
| Entrance Hall: | 5.0m x 1.5m | Semi solid flooring, shelved hot press   |
| Sitting Room:  | 5.5m x 4.5m | Laminate floor, open fire, bay window  |
| Kitchen:       | 4.8m x 4.5m | Fitted waist & eye level units, dishwasher, fridge/freezer, electric oven, hob and extractor fan, tiled floor & splashback, door to side |
| Bathroom:      | 3.0m x 2.0m | Bath, w.c., w.h.b., tiled floor  |
| Bedroom 1:     | 3.5m x 3.0m | Carpet, fitted wardrobes   |
| Ensuite:       | 1.7m x 1.6m | Electric shower, w.c., w.h.b., tiled floor   |
| Bedroom 2:     | 4.3m x 2.8m | Laminate floor, fitted wardrobe  |
| Bedroom 3:     | 3.1m x 2.0m | Laminate floor, fitted wardrobe  |





**SERVICES AND FEATURES:**  
Oil Fired Central Heating  
All Mains Services  
Corner Site  
Enclosed Rear Garden  
Lawn To Front  
Walking Distance Of All Amenities  
Property Extends To: 102.99m<sup>2</sup>  
Built: 2007



**BER DETAILS:**  
BER: D2  
BER No. 111965737  
Energy Performance Indicator: 269.06kWh/m<sup>2</sup>/yr



This Is An Ideal Family Home In A Prime Location. Viewing Is By Appointment Only

**A.M.V. €185,000**

# QUINN PROPERTY

www.quinnproperty.ie

Gorey: 053 94 80000  
Email: sales@quinnproperty.ie

Carnew: 053 94 26234  
Email: info@quinnproperty.ie



## DIRECTIONS:

In Riverchapel take the road beside Jimmy's Pub and No. 1 is located a short distance on the right hand side with **QUINN PROPERTY** signboard.

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26 Main Street, Gorey, Co. Wexford Y25DP60

PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

