

# For Sale

Asking Price: €325,000



1 Riverchapel Drive,  
Riverchapel,  
Courtown,  
Co. Wexford  
Y25 NY09



**BER C2**

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1 Riverchapel Drive presents an exceptional opportunity to acquire a beautifully maintained 3-bedroom bungalow within one of Riverchapel's most sought-after residential developments.

Extending to approximately 1,098 sq. ft., this impressive home offers generous, well-proportioned accommodation throughout and is presented in excellent walk-in condition. Whether seeking a comfortable family residence or a charming coastal retreat, this property is sure to appeal to a wide range of buyers.

A welcoming entrance hallway leads to the spacious family sitting room, where a large bay window fills the space with natural light, creating a bright and inviting atmosphere. To the rear of the property, the well-appointed kitchen and dining area provides the perfect setting for family living and entertaining.

The accommodation comprises three generously sized bedrooms, all featuring built-in wardrobes. The master bedroom benefits from its own private ensuite, while a large family bathroom serves the remaining bedrooms.

Ideally positioned within a vibrant coastal community, residents can enjoy an outstanding range of amenities and leisure activities right on their doorstep. Beautiful sandy beaches, scenic forest walks, championship golf courses and internationally renowned spa facilities offer something for every lifestyle. Riverchapel boasts an excellent selection of cafés, restaurants and bars, while families are particularly well catered for with nearby attractions including ten-pin bowling, amusements, crazy golf and a variety of recreational pursuits. Riverchapel Primary School is conveniently located just a short stroll away.

Located less than an hour from Dublin and benefiting from excellent access via the M11 motorway, Riverchapel offers the perfect balance of coastal living and commuter convenience, making it an ideal location for both permanent residence and weekend escapes.



## Accommodation

**Entrance Hall** 1.5m x 5.2m (4'11" x 17'1"): tiled flooring.

**Living Room** 5.5m x 4.7m (18'1" x 15'5"): at widest point, wood flooring, feature open fireplace and bay window.

**Kitchen/ Dining** 4.8m x 4.2m (15'9" x 13'9"): tiled flooring and fitted kitchen units.

**Hallway** 2.5m x 1.1m (8'2" x 3'7"): at widest point, tiled flooring.

**Primary Bedroom** 4.8m x 3.9m (15'9" x 12'10"): at widest point, wood flooring and built-in wardrobes.

**Ensuite** 1.5m x 1.8m (4'11" x 5'11"): at widest point, tiled flooring, shower, w.c. and wash hand basin.

**Bedroom 2** 3.9m x 3.0m (12'10" x 9'10"): wood flooring and built-in wardrobe.

**Bedroom 3** 2.4m x 3.0m (7'10" x 9'10"): wood flooring and built-in wardrobe.

**Bathroom** 2.3m x 1.9m (7'7" x 6'3"): tiled flooring and partially tiled wall, bath, w.c. and wash hand basin.





### Special Features & Services

- Excellent Bungalow residence.
- Stunning seaside setting.
- Spacious light filled home.
- Superb location within walking distance to Riverchapel Village, Courtown Harbour and 6km to Gorey town centre, 4.5km to M11.
- Walk in Condition.
- Walking distance of amenities.





**For Identification Purposes only**

**Directions**  
Y25NY09





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](http://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.  
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