

For Sale

Asking Price: €250,000

**Sherry
FitzGerald**
O'Leary Kinsella



4 Beachside Drive,
Riverchapel,
Co. Wexford
Y25 DY66

BER C1

sherryfitz.ie



No. 4 Beachside Drive is a beautifully presented four-bedroom, three-bathroom, semi-detached home, ideally situated within the highly sought-after coastal development of Beachside.

Deceptively spacious, the accommodation which extends to 109sqm(1,173 sqft.) approx, includes a bright kitchen/dining area, a comfortable sitting room, bathroom and a ground-floor bedroom, perfect for guests or flexible living. Upstairs, there are three generously sized double bedrooms, including a master with ensuite, along with a well-appointed family bathroom.

To the front, a cobblelock driveway offers convenient off-street parking, while the rear features a fully enclosed garden complete with a cobblelock patio—ideal for outdoor relaxation and entertaining.

Enjoy the convenience of being within walking distance of the amenities in Riverchapel and Courtown, as well as the beaches of Courtown and Ardamine just moments away. The nearby Gorey bypass ensures easy access for commuters, making this an excellent choice for families, first-time buyers, and investors alike.

Early viewing is highly recommended.



Accommodation

GROUND FLOOR

Entrance Hallway 3.19m x 2.69m (10'6" x 8'10"): at widest point, laminate wood flooring.

Sitting Room 3.40m x 4.30m (11'2" x 14'1"): at widest point, laminate wood flooring, feature open fireplace and sliding doors to rear garden.

Kitchen 3.91m x 2.40 (12'10" x 2.40): at widest point, tiled flooring and fitted kitchen units.

Dining room 4.17m x 3.30m (13'8" x 10'10"): at widest point, tiled flooring and sliding door to front garden.

Bedroom 1 3.45m x 3.40m (11'4" x 11'2"): at widest point, laminate wood flooring and feature bay window.

Bathroom 1.70m x 1.82m (5'7" x 6'): at widest point, fully tiled floor and walls, shower, w.c. and wash hand basin.

FIRST FLOOR

Landing 2.43m x 4.42m (8' x 14'6"): at widest point, laminate wood flooring.

Bedroom 2 3.40m x 2.93m (11'2" x 9'7"): laminate wood flooring.

Bedroom 3 3.00m x 3.40m (9'10" x 11'2"): at widest point, laminate wood flooring and built in wardrobe.

Bathroom 1.70m x 2.30m (5'7" x 7'7"): fully tiled floor and walls, w.c. and wash hand basin.

Master Bedroom 4 3.40m x 3.80m (11'2" x 12'6"): laminate wood flooring and built-in wardrobe.

Ensuite 1.33m x 2.30m (4'4" x 7'7"): fully tiled floor and walls, shower, w.c. and wash hand basin.





Special Features & Services

- Spacious accommodation of approximately 109sqm/1,173 sq ft.
- Stunning coastal setting.
- Superb location within walking distance to Courtown Harbour and numerous beaches.
- Private off-street parking.





Directions
Y25DY66



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 misstatement. 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

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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