

For Sale

Asking Price: €200,000

**Sherry
FitzGerald**
O'Leary Kinsella



117 Riverchapel View,
Riverchapel,
Co. Wexford
Y25FX38

BER C3

sherryfitz.ie



117 Riverchapel View is a two-bed mid-terrace residence in pristine condition within walking distance of Courtown harbour.

Featuring spacious rooms and all modern amenities, this two-bedroom property extends to 850 sq ft approx. and has a spacious living area. The property comes to the market in walk-in condition and will make a great family home or beautiful seaside getaway.

Accommodation comprises: entrance hall, kitchen/dining, sitting room, two double bedrooms, one ensuite and a family bathroom.

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



Accommodation

GROUND FLOOR

Entrance hallway 4.40m x 1.0m (14'5" x 3'3"): semi-solid wood flooring.

Living Room 4.80m x 3.50m (15'9" x 11'6"): semi-solid wood flooring, multifuel stove and double doors to rear garden.

Kitchen/Dining 3.70m x 4.40m (12'2" x 14'5"): at widest point, tiled flooring and backsplash, fitted kitchen units, electric oven, electric hob, fridge freezer, dishwasher, washing machine & dryer and under stairs storage.

FIRST FLOOR

Landing/Hallway 3.60m x 0.90m (11'10" x 2'11"): carpet flooring.

Bathroom 1.70m x 2.20m (5'7" x 7'3"): wooden flooring, tiled bath, WC and wash hand basin.

Master Bedroom 3.70m x 3.50m (12'2" x 11'6"): at widest point, laminate wood flooring and built-in wardrobes.

Ensuite 1.60m x 1.60m (5'3" x 5'3"): at widest point, linoleum flooring, tiled shower, WC and wash hand basin.

Bedroom 2 4.10m x 3.40m (13'5" x 11'2"): at widest point, laminate wood flooring and built-in wardrobes.





Special Features & Services

- Accommodation of approximately 850 sq.ft.
- Stunning seaside setting.
- Superb location within walking distance to Riverchapel Village, Courtown Harbour and 6km to Gorey town centre, 4.5km to M11.
- Walk in Condition.
- Electric storage heating.
- Fully enclosed secure rear garden with storage shed.





Directions
Y25FX38





TOTAL: 79 m²
1st floor: 40 m²; 2nd floor: 39 m²
EXCLUDED AREAS: WALLS: 5 m²

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



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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.
PSRA Registration No. 001510