

# For Sale

Asking Price: €280,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



10 The Parade,  
Riverchapel,  
Gorey,  
County Wexford  
Y25T2N1

**BER C1**

[sherryfitz.ie](http://sherryfitz.ie)



10 The Parade is a charming three-bedroom property located conveniently in Riverchapel and just a short stroll to Courtown Harbour and the coastline. This property is in walk-in condition. Featuring spacious rooms and all modern amenities, this impressive property extends to 101 sqm approx. and has been meticulously maintained by the current owners. The large entrance hallway connects to the family living room, with bay window allowing for lots of natural light. To the rear lies the kitchen / dining providing a large open plan feel maximising the light and sliding doors to the rear opening to the private patio a guest w.c. completes the accommodation on the ground floor.

On the first floor are three bedrooms with the master bedroom enjoying its own ensuite and a family bathroom servicing the others.

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 leisure activities.

Located less than an hour from Dublin makes Courtown Harbour an ideal coastal location and with improvements to the M11 allowing stress free driving. Also Gorey town is a little more than a 5 minutes drive away.



**Accommodation**

**Ground Floor**

**Entrance Hall** 2.0m x 1.5m (6'7" x 4'11"):

**Hallway** 1.7m x 3.7m (5'7" x 12'2"): at widest point

**Living Room** 4.0m x 5.2m (13'1" x 17'1"): at widest point

**Kitchen** 3.5m x 3.7m (11'6" x 12'2"):

**Dining Area** 2.6m x 3.6m (8'6" x 11'10"):

**Guest WC** 3.5m x 3.7m (11'6" x 12'2"):

**First Floor**

**Landing** 2.2m x 3.2m (7'3" x 10'6"):

**Master Bedroom** 3.6m x 4.7m (11'10" x 15'5"): at widest point.

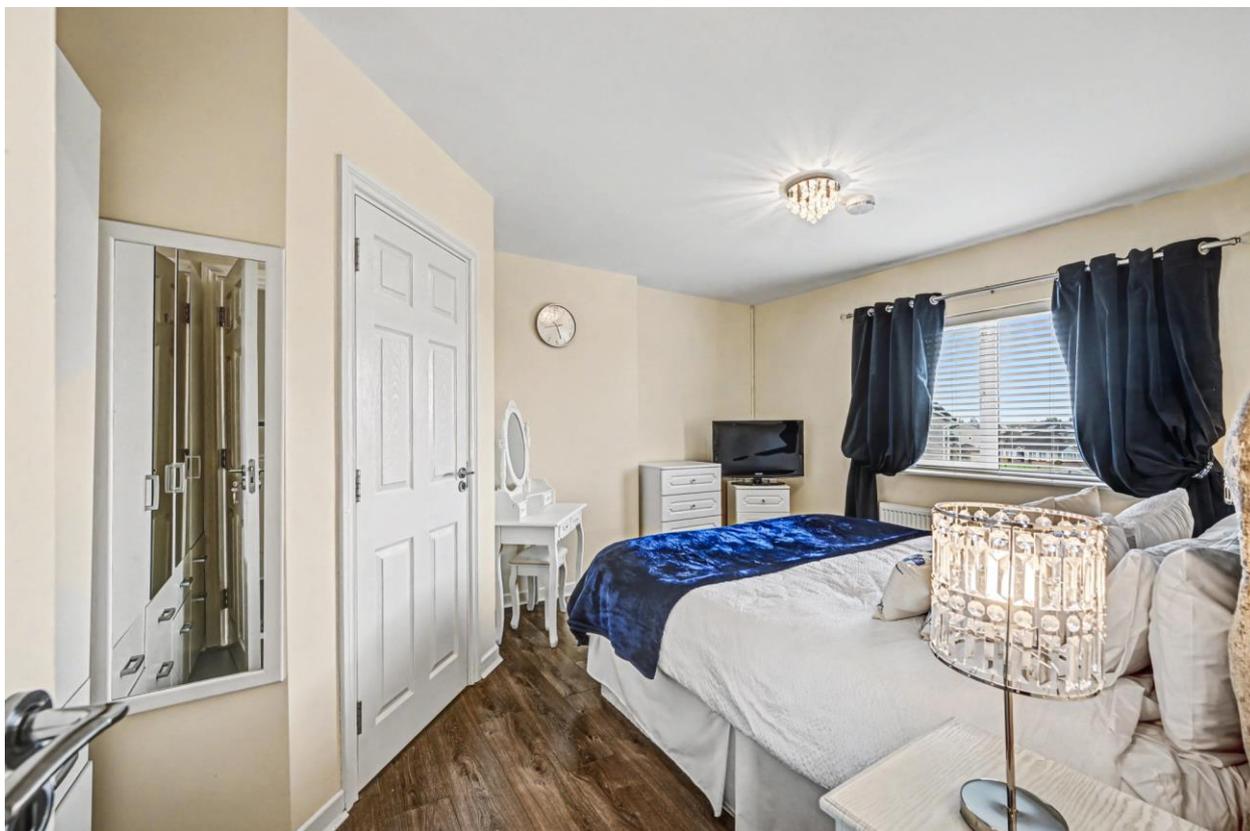
**Ensuite** 1.8m x 1.6m (5'11" x 5'3"): at widest point

**Bedroom 2** 3.8m x 3.5m (12'6" x 11'6"):

**Bedroom 3** 2.4m x 3.0m (7'10" x 9'10"): at widest point

**Bathroom** 2.2m x 1.8m (7'3" x 5'11"):





### Special Features & Services

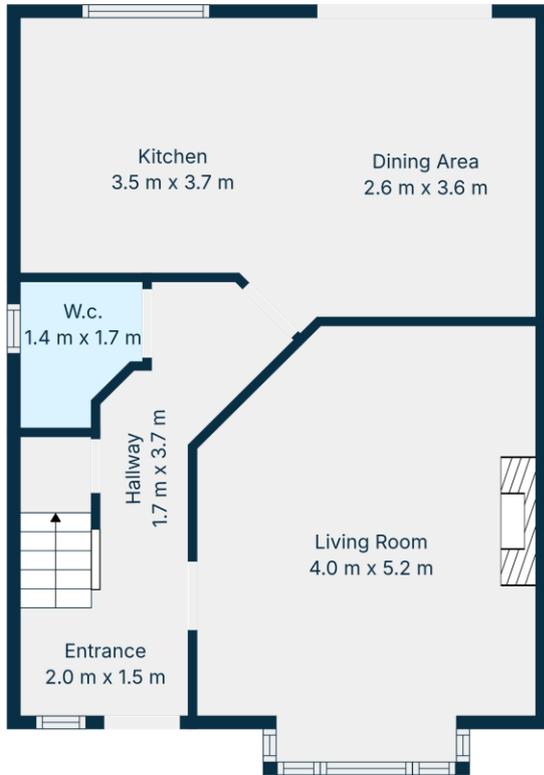
- Spacious Accommodation of approximately 1,087 sq ft.
- Stunning seaside setting.
- Superb location within walking distance to Riverchapel Village, Courtown Harbour and 6km to Gorey town centre, 4.5km to M11.
- Walk in Condition.
- Walking distance of amenities.
- Close to Junction 23 on M11 motorway.



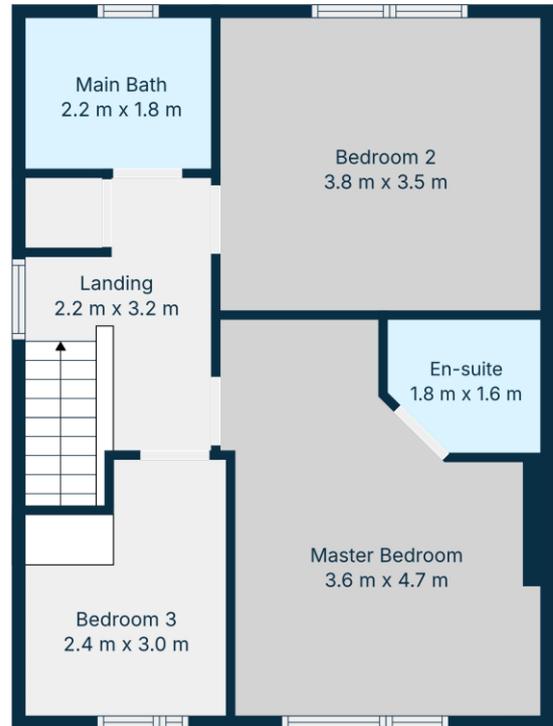


Directions  
Y25T2N1





1st Floor



2nd Floor

**TOTAL: 101 m2**  
 1st floor: 51 m2, 2nd floor: 50 m2  
 EXCLUDED AREAS: WALLS: 8 m2

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.  
 PSRA Registration No. 001510