

# For Sale

Asking Price: €280,000



5 Branogue Park,  
Riverchapel,  
Co. Wexford  
Y25 R940

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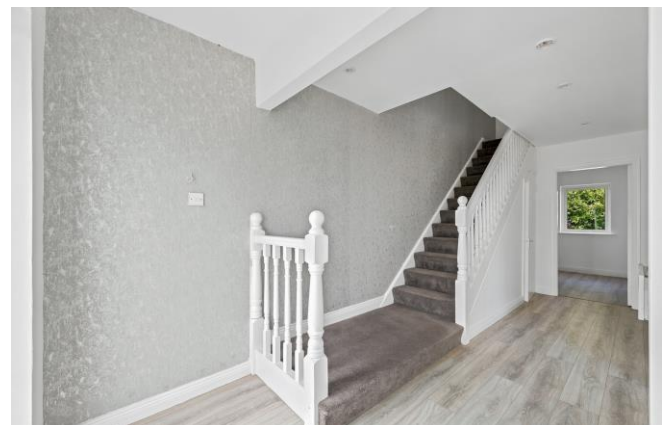
5 Branogue Park is an impressive four-bedroom end-of-terrace home, ideally situated just 2km from the charming seaside village of Courtown. Extending to approximately 92 sq.m., this beautifully presented residence offers bright, spacious, and well-designed accommodation throughout.

Upon entering, a welcoming hallway leads to a generous sun-filled sitting room featuring a charming solid fuel stove, creating a warm and inviting atmosphere. To the rear, the stylish kitchen/dining area boasts a newly fitted kitchen and sliding patio doors opening onto the private rear garden and patio—perfect for outdoor dining and entertaining. The ground floor is further enhanced by a spacious bedroom and a convenient guest WC. Upstairs, there are three well-proportioned bedrooms, including master bedroom with ensuite. A contemporary family bathroom completes the first-floor accommodation.



Presented in excellent condition throughout, this attractive property offers an exceptional opportunity to acquire a wonderful family home, holiday retreat, or coastal escape. Residents can enjoy an outstanding range of amenities and recreational activities right on their doorstep, including stunning beaches, scenic forest walks, renowned golf courses, and internationally acclaimed spas. The vibrant coastal community of Courtown offers an excellent selection of cafés, restaurants, and bars, while younger family members will delight in the array of leisure attractions, including ten-pin bowling, amusements, crazy golf, and much more.

Conveniently located less than an hour from Dublin, Riverchapel is an increasingly popular coastal destination. Enhanced access via the M11 motorway ensures a smooth and stress-free journey, making this an ideal location for both permanent living and weekend getaways.



## Accommodation

### Ground Floor

**Entrance Hall** 2.5m x 5.5m (8'2" x 18'1"): at widest point, wood flooring.

**Living Room** 3.7m x 4.3m (12'2" x 14'1"): wood flooring and feature solid fuel stove fireplace.

**Kitchen** 3.7m x 2.9m (12'2" x 9'6"): tiled flooring and fitted kitchen.

**Bedroom 4** 2.1m x 2.9m (6'11" x 9'6"): wood flooring.

**W.C.** 0.8m x 1.6m (2'7" x 5'3"): wood flooring, w.c. and wash hand basin.

### First Floor

**Landing** 1.8m x 2.8m (5'11" x 9'2"): at widest point, carpet flooring.

**Master Bedroom** 4.0m x 3.0m (13'1" x 9'10"): wood flooring and built-in wardrobes.

**Ensuite** 1.7m x 1.3m (5'7" x 4'3"): tiled flooring and walls, shower, w.c. and wash hand basin.

**Bedroom 2** 4.0m x 3.2m (13'1" x 10'6"): at widest point, carpet flooring and built-in wardrobes.

**Bedroom 3** 2.5m x 3.5m (8'2" x 11'6"): at widest point, wood flooring and built-in wardrobes.

**Bathroom** 1.8m x 2.1m (5'11" x 6'11"): tiled flooring, partially tiled walls, bath, w.c. and wash hand basin.





### Special Features & Services

- Four Bedroom dwelling 1018 sq ft approx.
- Close to beach.
- 5.6km from the M11 and 7.3 km from Gorey.
- Walk in Condition.
- Walking distance of amenities.
- Large rear garden.





Directions  
Y25 R940





1st Floor



2nd Floor

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



#### 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](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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