

For Sale

Asking Price: €265,000

**Sherry
FitzGerald**
O'Leary Kinsella



11 Riverchapel Grove,
Riverchapel,
Co. Wexford
Y25RK50

BER C1

sherryfitz.ie



11 Riverchapel Grove is a beautiful four-bedroom property located in a quite cul-de-sac overlooking a large green area in this popular development. Situated conveniently in the village of Riverchapel and just a short stroll to Courtown Harbour and glorious sunny beaches, this property is in walk-in condition and would make an ideal family home, Investment property or first-time buyer home.

Well maintained by the current owners, featuring spacious rooms and modern amenities, this impressive property extends to 1490 sq ft approx. The large entrance hallway connects to the family sitting room with feature wood burning stove, this stove is extremely efficient as it has a back boiler which heats the water and also heats the radiators. To the rear of the property lies the fully fitted kitchen/dining with double doors leading to the spacious sunroom and a further set of double doors lead to the west facing rear garden and patio area. A guest WC completes the accommodation on the ground floor. Upstairs are four bedrooms all with fitted wardrobes, The master bedroom also enjoys own ensuite and there is also a large family bathroom.

A wide variety of activities and amenities are on your doorstep, with beautiful beaches, woodland 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.



Accommodation

GROUND FLOOR

Entrance hallway: 5.66m x 1.89m (18'7" x 6'2"): widest point, tiled flooring.

Sitting Room: 5.81m x 4.30m (19'1" x 14'1"): at widest point, solid wood flooring, feature fireplace with wood burning stove and feature bay window.

Kitchen/Dining: 3.94m x 6.29m (12'11" x 20'8"): at widest point, tiled flooring and backsplash, fitted kitchen units, BOSCH electric oven, BOSCH electric hob, BOSCH dishwasher, BOSCH fridge freezer, BOSCH washing machine and double doors to sunroom.

Sunroom: 3.00m x 6.29m (9'10" x 20'8"): tiled flooring, timber clad ceiling and double doors to rear garden.

Guest WC: 1.55m x 1.40m (5'1" x 4'7"): at widest point, tile flooring, WC and wash hand basin.

FIRST FLOOR

Landing: 2.70m x 4.19m (8'10" x 13'9"): at widest point, solid wood flooring.

Bedroom 1: 3.20m x 2.10m (10'6" x 6'11"): solid wood flooring and built-in wardrobes.

Bedroom 2: 3.00m x 3.14m (9'10" x 10'4"): at widest point, solid wood flooring and built-in wardrobes.

Bedroom 3: 2.74m x 3.04m (9' x 10'): laminate wood flooring and built-in wardrobes.

Bathroom: 1.90m x 2.00m (6'3" x 6'7"): at widest point, tiled flooring and bath, bath, WC, wash hand basin.

Master Bedroom 4: 4.66m x 4.09m (15'3" x 13'5"): at widest point, solid wood flooring, feature bay window, and built-in wardrobes.

Ensuite: 1.70m x 2.60m (5'7" x 8'6"): at widest point, tiled flooring and shower, shower, WC and wash hand basin.





Special Features & Services

- 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
- Wood Burning Stove with Back Burner.
- West facing rear garden and patio.

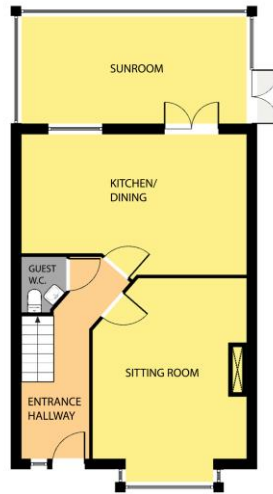




Directions
Y25RK50



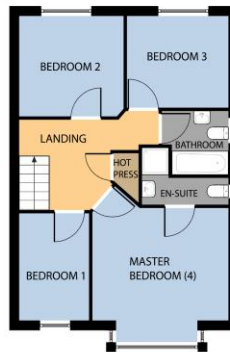
GROUND FLOOR



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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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.

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