

For Sale

Asking Price: €285,000

**Sherry
FitzGerald**
O'Leary Kinsella



2 Riverchapel Square,
Riverchapel,
Co. Wexford,
Y25 P443

BER B3

sherryfitz.ie



2 Riverchapel Square is a charming three-bedroom end-of-terrace home, ideally positioned just minutes from Courtown Harbour, the village and an array of beautiful sandy beaches. Extending to approximately 93 sq. m. (1,001 sq. ft.), this well-proportioned property offers spacious and comfortable accommodation throughout, making it an ideal family home, holiday residence or investment opportunity.

On entering, the welcoming hallway leads to a bright and spacious kitchen/dining room, featuring a fully fitted kitchen and sliding doors opening onto the generous rear garden. The sitting room is a particularly attractive space, with a feature stove fireplace and two large bay windows, creating a warm and inviting atmosphere. A convenient guest WC completes the ground floor accommodation. Upstairs, there are three generous bedrooms, with the principal bedroom benefiting from its own ensuite, together with a well-appointed family bathroom. The property is further enhanced by its large, low-maintenance rear garden, providing an excellent outdoor space for relaxing and entertaining.

Riverchapel Square is a mature and highly regarded development, conveniently located on the edge of Courtown Village and Harbour. Residents enjoy easy access to a wide range of local amenities, including schools, shops, pubs, a leisure centre and, of course, the beautiful nearby beaches. For commuters, the Gorey bypass and M11 motorway are approximately 3 km away, providing excellent connectivity to Gorey, Wexford and Dublin.

A wonderful opportunity to acquire a well-presented home in a popular coastal location. Viewing is highly recommended.



Accommodation

Ground Floor

Entrance Hall 2.0m x 1.9m (6'7" x 6'3"): wood flooring.

Living Room 4.m x 6.0m (13'1" x 19'8"): at widest point, wood flooring, feature solid fuel stove fireplace and 2 x bay windows.

Landing 4.0m x 2.0m (13'1" x 6'7"): wood flooring.

Kitchen/Dining Room 3.1m x 4.9m (10'2" x 16'1"): wood flooring, fully fitted kitchen, sliding door to rear garden.

W.C. 1.5m x 1.4m (4'11" x 4'7"): wood flooring, w.c. and wash hand basin.

First Floor

Master Bedroom 4.2m x 4.7m (13'9" x 15'5"): at widest point, wood flooring and built-in wardrobes.

Ensuite 2.0m x 1.7m (6'7" x 5'7"): tiled flooring and walls, shower, w.c. and wash hand basin.

Bedroom 2 3.1m x 2.7m (10'2" x 8'10"): wood flooring.

Bedroom 3 3.1m x 2.2m (10'2" x 7'3"): wood flooring.

Bathroom 2.0m x 1.7m (6'7" x 5'7"): tiled flooring and walls, bath, wc and wash hand basin.

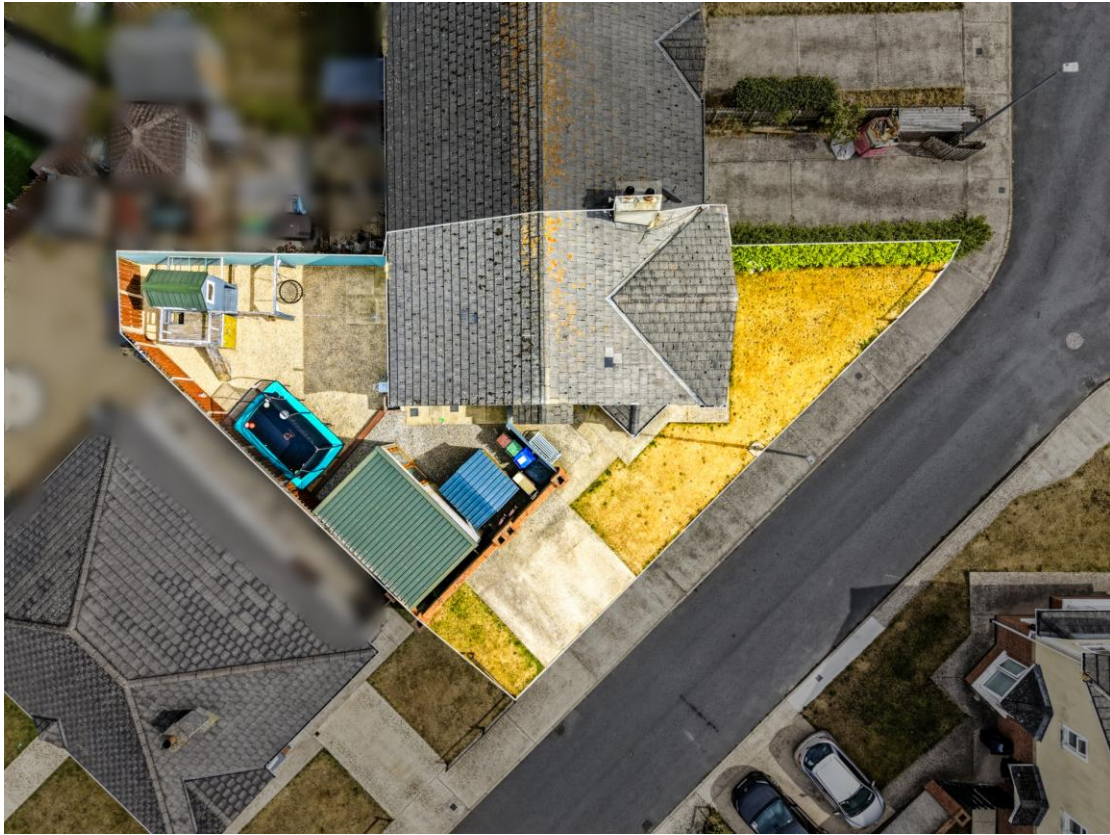




Special Features & Services

- Three-bedroom end-of-terrace property extending to approximately 93 sq. m. (1,001 sq. ft.).
- Low-maintenance rear garden.
- Mature and highly sought-after development.
- Within walking distance of Courtown Harbour, beaches and local amenities.
- Close to schools, shops, pubs and leisure facilities.
- Approximately 3 km from the Gorey bypass/M11.
- Excellent commuter location for Dublin.
- Ideal family home, holiday home or investment property.





Directions
Y25 P443





2nd Floor



1st 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

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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