

For Sale

Asking Price: €250,000

**Sherry
FitzGerald**
O'Leary Kinsella



10 Riverchapel Square,
Riverchapel,
Co. Wexford,
Y25 X033



sherryfitz.ie



10 Riverchapel Square is a charming three-bedroom end of terrace property located only minutes away from Courtown Harbour and village and a wide range of beautiful beaches. The design of the development is spacious and the house offers great accommodation. An added bonus is the large south facing rear garden providing daylong sunshine.

Extending to c.94.0 sq m, this property boasts many features including well-proportioned accommodation, briefly comprising of entrance hallway, kitchen/dining with fully fitted kitchen, large walk-in storage room and sliding door to rear garden, sitting room with feature open fireplace and two large bay window and guest WC on the ground floor. Upstairs there are three generous bedrooms with the master bedroom enjoying its own ensuite and the family bathroom.

Riverchapel Square is a mature and well sought after development located in Riverchapel Village and on the edge of Courtown Village and Harbour with all amenities within walking distance including schools, shops, pubs, leisure centre and of course the beach. Access to the Gorey by-pass/ M11 is only 3km away making an ideal commuting location for Dublin.

Viewing is highly recommended!



Accommodation

GROUND FLOOR

Entrance Hallway 2.71m x 2.18m (8'11" x 7'2"): at widest point, solid wood flooring.

Sitting Room 5.01m x 4.85m (16'5" x 15'11"): solid wood flooring and feature open fireplace.

Kitchen/Dining 5.01m x 4.07m (16'5" x 13'4"): tiled flooring and backsplash, fitted kitchen units and sliding door to rear garden.

Guest WC 1.61m x 1.40m (5'3" x 4'7"): tiled flooring, WC and wash hand basin.

FIRST FLOOR

Landing 1.63m x 4.07m (5'4" x 13'4"): at widest point, carpet flooring.

Master Bedroom 1 5.01m x 4.25m (16'5" x 13'11"): at widest point, solid wood flooring and built-in wardrobes.

Ensuite 1.76m x 1.90m (5'9" x 6'3"): tiled flooring and shower, WC, wash hand basin and electric shower.

Bathroom 1.76m x 2.10m (5'9" x 6'11"): tiled flooring, bath, WC and wash hand basin.

Bedroom 2 1.90m x 3.10m (6'3" x 10'2"): at widest point, solid wood flooring and built-in wardrobes.

Bedroom 3 2.81m x 3.10m (9'3" x 10'2"): at widest point, solid wood flooring and built-in wardrobes.





Special Features & Services

- Spacious accommodation of approximately 1014 sq ft.
- Stunning coastal setting.
- Superb location within walking distance to Courtown Harbour and numerous beaches.
- Walk in Condition.
- Large South facing rear garden.
- Private off-street parking.

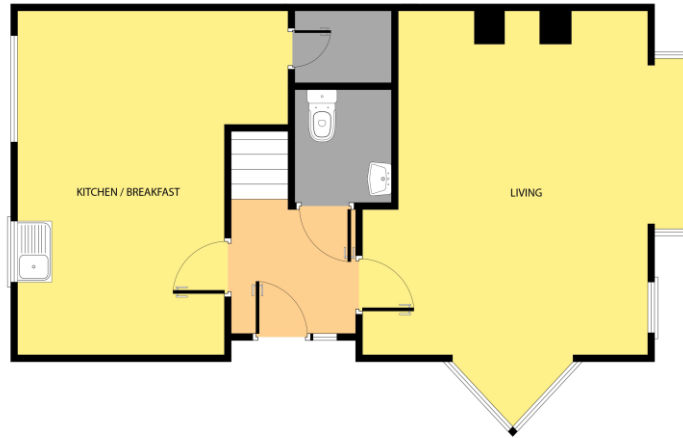




Directions
Y25X033



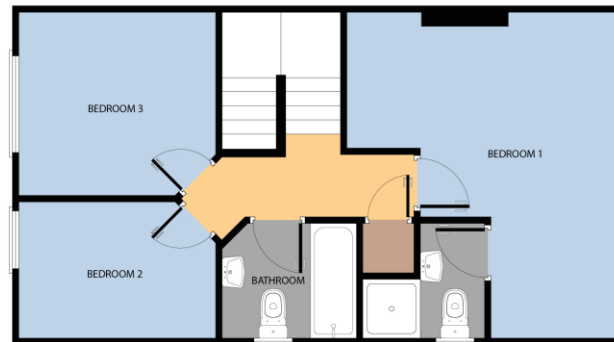
GROUND FLOOR



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 mis-statement. 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.

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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