

# For Sale

Asking Price: €250,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



24 Riverchapel Avenue,  
Riverchapel,  
Co. Wexford,  
Y25 YF79

**BER** C2

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



24 Riverchapel Avenue is a charming 3-bedroom property located in this popular development. Located 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 getaway, investment property or first-time buyer home.

On entrance, the hallway leads firstly to the sitting room with feature fireplace, then the kitchen/dining which stretches the width of the property with sliding doors to the rear patio and garden, a guest WC completes the accommodation on the ground floor. On the first floor are three spacious bedrooms with the master bedroom enjoying its own ensuite, a large family bathroom and hot-press.

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.

Located less than an hour from Dublin makes Riverchapel an ideal coastal getaway and with improvements to the M11 allowing stress free driving.





## Accommodation

### GROUND FLOOR

**Entrance Hallway** 5.01m x 1.89m (16'5" x 6'2"): at widest point, laminate wood flooring.

**Sitting Room** 5.05m x 4.40m (16'7" x 14'5"): at widest point, laminate wood flooring, feature open fireplace and feature bay window.

**Kitchen/Dining** 3.75m x 5.99m (12'4" x 19'8"): at widest point, linoleum flooring, tile backsplash, fitted kitchen units, electric oven, electric hob, washing machine, and sliding doors to rear patio and garden.

**Guest WC** 1.56m x 1.56m (5'1" x 5'1"): at widest point, laminate flooring, WC and wash hand basin.



### FIRST FLOOR

**Landing** 3.26m x 2.05m (10'8" x 6'9"): at widest point, laminate wood flooring.

**Bedroom 1** 2.93m x 2.31m (9'7" x 7'7"): at widest point, laminate wood flooring and built-in wardrobes.

**Bathroom** 1.70m x 2.05m (5'7" x 6'9"): linoleum flooring, tiled bath, bath, WC, and wash hand basin.

**Bedroom 2** 3.30m x 3.84m (10'10" x 12'7"): laminate wood flooring and built-in wardrobes.

**Master bedroom 3** 4.69m x 3.84m (15'5" x 12'7"): at widest point, laminate wood flooring, built-in wardrobes.

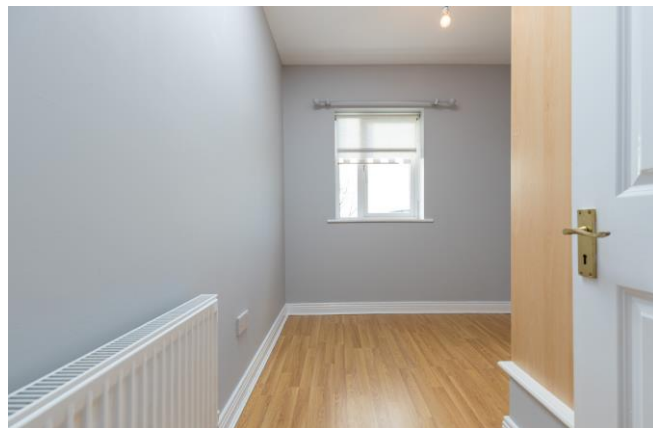
**Ensuite** 1.59m x 1.80m (5'3" x 5'11"): at widest point, linoleum flooring, tiled shower, shower, WC and wash hand basin.





### Special Features & Services

- Accommodation of approximately 1060 sqft.
- Stunning seaside setting.
- Superb location within walking distance to Riverchapel Village, Courtown Harbour and 6km to Gorey town centre, 4.5km to M11.
- Oil fired central heating.



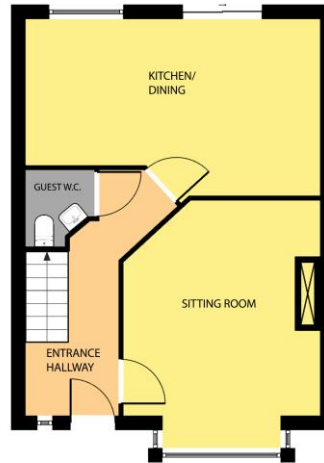




Directions  
Y25 YF79



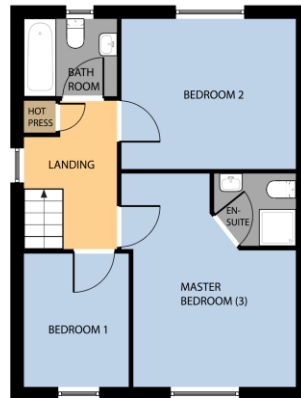
GROUND FLOOR



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.

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

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