

For Sale

Asking Price: €175,000

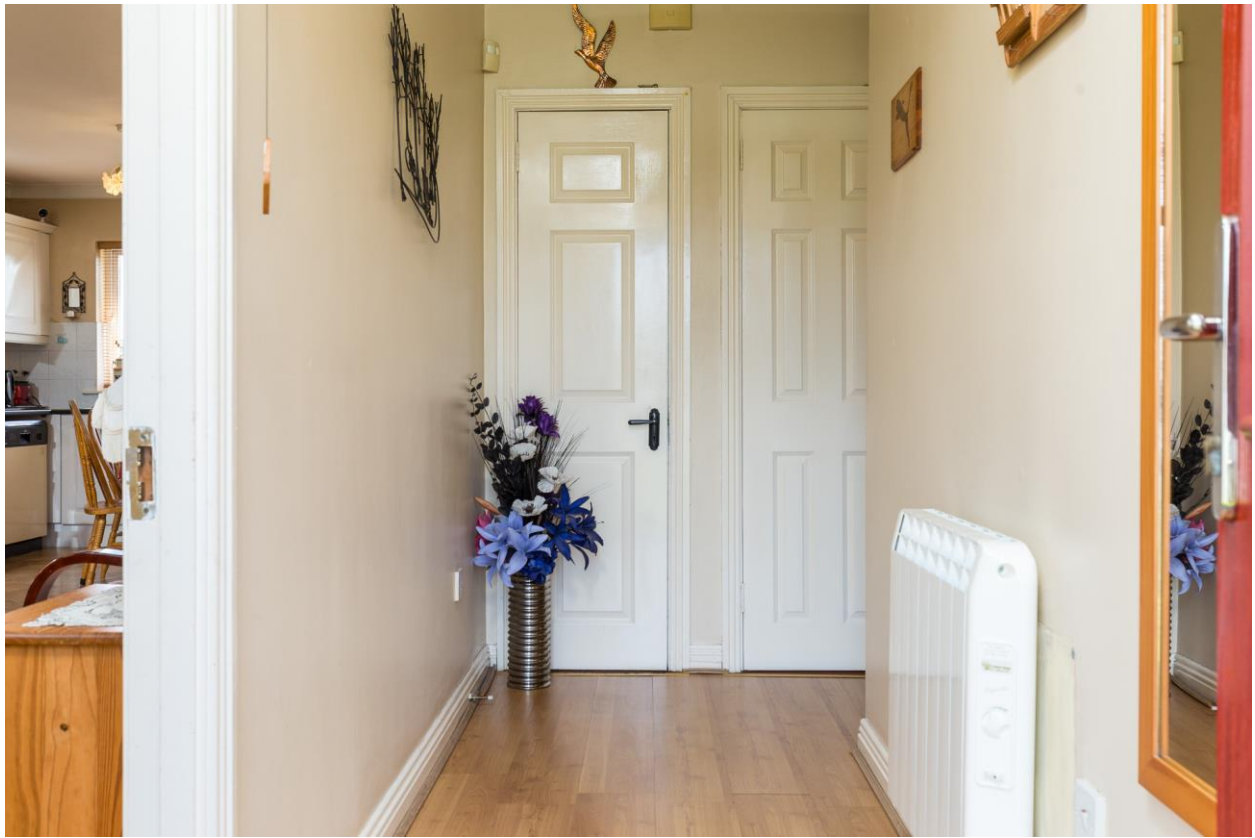
**Sherry
FitzGerald**
O'Leary Kinsella



63 Riverchapel View,
Riverchapel,
Co. Wexford
Y25 FW64

BER D1

sherryfitz.ie



63 Riverchapel View is a fantastic opportunity to acquire a modern 2- bedroom semi-detached bungalow in this sought-after development in Riverchapel village.

Featuring spacious rooms and all modern amenities, this property extends to 794 sq ft approx. and has a spacious living area. The property comes to the market in walk-in condition and will make a great family home or beautiful seaside getaway. The entrance hallway connects to the open plan kitchen/dining/sitting room.

Along the corridor there are two bedrooms with the master bedroom enjoying its own Ensuite and a family bathroom servicing the other.

A wide variety of activities and amenities are on your doorstep, with beautiful beaches, forest 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. Riverchapel primary school which is just a short walk away.

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

Early Viewing is a must to appreciate all this property has to offer in this fantastic location.



Accommodation

Entrance Hallway 4.20m x 2.65m (13'9" x 8'8"): at widest point, laminate wood flooring.

Kitchen/Dining/Sitting Room 8.20m x 3.85m (26'11" x 12'8"): at widest point, sitting room: laminate wood flooring, feature solid fuel stove, kitchen/dining: tile flooring and backsplash, fitted kitchen units, electric oven and hob, dishwasher and fridge freezer.

Bedroom 1 3.00m x 3.75m (9'10" x 12'4"): laminate wood flooring.

Bathroom 1.80m x 2.30m (5'11" x 7'7"): tiled flooring and bath, bath, WC and wash hand basin.

Master Bedroom 2 3.90m x 4.10m (12'10" x 13'5"): at widest point, laminate wood flooring and built-in wardrobes.

Ensuite 2.00m x 1.65m (6'7" x 5'5"): tiled flooring and walls, shower, WC and wash hand basin.





Special Features & Services

- Excellent two-bedroom bungalow residence.
- 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.

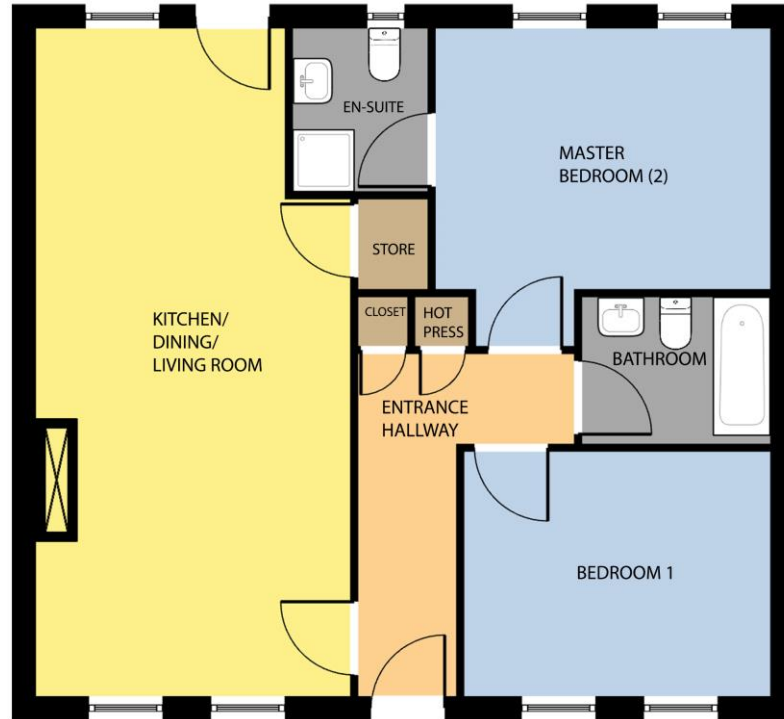




Directions
Y25FW64



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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CONTACT

Sherry FitzGerald O'Leary Kinsella
Tara View, Esmonde Street, Gorey,
Co Wexford
T: 053 9430088
E: info@olearykinsella.com

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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