

For Sale

Guide Price: €375,000

**Sherry
FitzGerald**
O'Leary Kinsella



2 The Crest,
Ayles Bridge,
Riverchapel,
Co Wexford, Y25 N258

BER C1

sherryfitz.ie



Featuring spacious rooms and all modern amenities, this impressive 4-bedroom detached property extends to 166.2sqm approx. and has been meticulously maintained by the current owners. The property comes to the market in fabulous condition and will make a great family home or beautiful seaside getaway.

The large entrance hallway connects to a bright and spacious family sitting room. To the rear lies the kitchen / dining providing a large open plan feel maximising the light and double doors to the sunroom, with sliding doors to rear opening to the private garden. There is an adjoining utility with guest WC. On the first floor there is four large double rooms two of which are ensuite and a large family bathroom servicing the others.

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

Early viewing is a must for this beautiful dwelling in a fantastic location.



Accommodation

GROUND FLOOR

Entrance Hallway 3.16m x 3.18m (10'4" x 10'5"): at widest point, laminate wood flooring.

Sitting Room 4.73m x 5.33m (15'6" x 17'6"): at widest point, solid wood flooring and feature fireplace with in-set stove.

Kitchen/Dining 5.99m x 6.44m (19'8" x 21'2"): at widest point, tiled flooring and backsplash, fitted kitchen units, electric oven, electric hob, fridge freezer, dishwasher and double doors to sunroom.

Sunroom 4.26m x 3.17m (14' x 10'5"): solid wood flooring, vaulted ceiling and sliding doors to rear garden.

Utility Room 2.34m x 2.00m (7'8" x 6'7"): tiled flooring, fitted storage units, plumbed for washing machine and dryer.

Guest WC 1.48m x 2.00 (4'10" x 2'00): tiled flooring, WC and wash hand basin.

FIRST FLOOR

Landing 2.24m x 5.68m (7'4" x 18'8"): at widest point, carpet flooring.

Bedroom 1 2.61m x 2.60m (8'7" x 8'6"): laminate wood flooring, built-in wardrobes.

Bedroom 2 2.90m x 3.78m (9'6" x 12'5"): at widest point, laminate wood flooring.

Bedroom 3 4.69m x 3.90m (15'5" x 12'10"): at widest point, carpet flooring.

Ensuite 1.31m x 2.36m (4'4" x 7'9"): at widest point, tiled flooring and walls, shower, WC and wash hand basin.

Master Bedroom 4 4.73m x 4.73m (15'6" x 15'6"): at widest point, carpet flooring and walk-in wardrobe.

Ensuite 2.39m x 1.38m (7'10" x 4'6"): tiled flooring and shower, WC and wash hand basin.

Bathroom 2.61m x 1.90m (8'7" x 6'3"): tiled flooring and bath, bath, WC and wash hand basin.





Special Features & Services

- Spacious accommodation of approximately 1789sqft.
- Superb location within walking distance to Riverchapel Village and Courtown Harbour. 7.5km to Gorey town centre, 5.7 km to M11.
- Stunning seaside setting.
- Walk in Condition.
- Shed.
- 6mx6m Garden Log cabin.
- Fully alarmed.





Directions
Y25N258



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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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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