

Ref: P5201



NO 9 RIVERCHAPEL BANK APARTMENTS, RIVERCHAPEL, GOREY, CO. WEXFORD Y25PX53

BER B3

QUINN PROPERTY
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A MOST IMPRESSIVE 3 BED FIRST FLOOR APARTMENT

For Sale By Private Treaty



LOCATION: No 9 Riverchapel Bank Apartment enjoys a wonderful coastal location, situated in a modern and popular development, and is within walking distance of Courtown Harbour. There are an array of local amenities in this vibrant area which include shops, primary school, churches, pub, hotel and restaurants. The property is 6 kilometres from Gorey town and all its amenities, 4 kilometres from the M11, leaving Dublin a comfortable 1 hour commute. Gorey is one of north Wexford's most noted towns and offers an excellent choice of schools from primary, secondary, post leaving and adult education along with a wealth of restaurants, shops, pubs, award winning hotels. It boasts a vast array of local leisure amenities such as endless sandy beaches and golf courses.

DESCRIPTION: No 9 is a three bed apartment and was the original show house apartment, it has never been occupied with the exception of the odd sporadic holiday and comes to the market in pristine condition throughout.

Accommodation comprises of: an entrance hallway, open plan living and dining area with balcony to the front and rear, fully fitted kitchen and appliances. Master bedroom with bay window, fitted wardrobe and ensuite. Double bedroom with fitted wardrobe, and a single bedroom. There is one family bathroom. All in all, a most impressive first floor Apartment property. Accommodation:



Entrance Hall:	6.0m x 1.1m	Tiled floor, coving, boiler.
Kitchen:	3.7m x 2.5m	Fitted units with waist and eye level units. Electric cooker and hob with extractor fan and tiled splashback. Dishwasher and washing machine. Tiled floor.
Living/Dining Room:	7.0m x 4.0m	Laminated flooring. Balcony off Dining and Living area.
Bedroom 1:	4.5m x 4.5m	Carpet. Fitted wardrobe.
En-suite:	1.9m x 1.9m	Tiled shower, whb. wc.
Bedroom 2:	3.4m X 2.9m	Carpet. Fitted wardrobe.
Bedroom 3:	3.5m x 2.3m	Carpet.
Bathroom:	2.0m x 2.6m	Tiled bath, w.c. & w.h.b.





SERVICES AND FEATURES:

All Mains Services

Gas Heating

Property Extends To 93.37 m²

Built: 2007

Management fees, which include insurance, refuse collection, parking and general maintenance of camera area.

€1400.00 per annum.



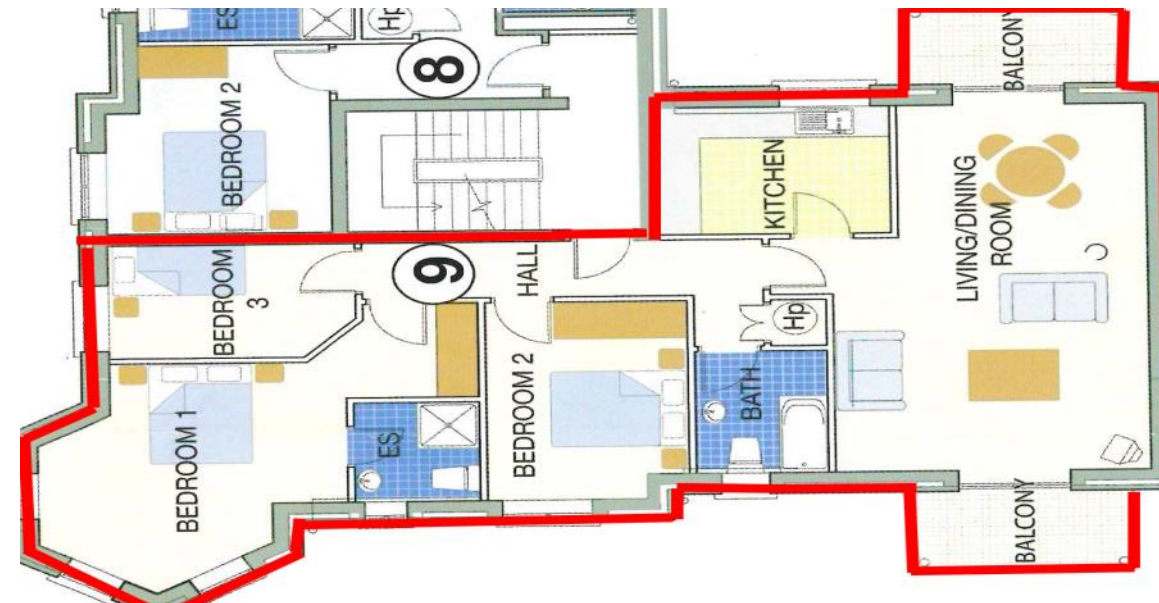
BER DETAILS:

BER: B3

BER No. 114445919

Energy Performance Indicator: 138.7kWh/m²/yr

DIRECTIONS: Follow Eircode Y25PX53



Ideal Holiday or Starter Home. Viewing Is By Appointment Only

A.M.V. €169,000

QUINN PROPERTY

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26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

