

Ref: P5283

NO 11 RIVERCHAPEL SQUARE, RIVERCHAPEL WOOD, GOREY,
CO. WEXFORD Y25E4E9



BER **C1**

QUINN PROPERTY
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MOST IMPRESSIVE 2 BEDROOM, MID TERRACE RESIDENCE

For Sale By Private Treaty

LOCATION:

No 11 Riverchapel Square enjoys a wonderful coastal location in a modern and popular development within walking distance of Courtown Harbour and its vast array of local amenities to include shops, primary school, churches, pub, hotel, restaurants, forest walks and beaches. The local Community Sports Complex which includes full size GAA and Soccer pitches, bmx track, playground and walking tracks are within a 1 minute walk. The Active Tribe Courtown Leisure and Adventure Centre consisting of a swimming pool, recreation centre, gym and physical fitness centre is within a 10 minute walk. The property is 6 km from Gorey, Exit 23 and the M11, leaving Dublin a comfortable commute of one hour.

Gorey is one of north Wexford's most noted towns and offers an excellent choice of schools in primary, secondary, post leaving and adult education, along with an extensive choice of restaurants, shops, pubs, award winning hotels, theatre and a vast array of leisure amenities, numerous sandy beaches and golf clubs to include Courtown and Ballymoney. There are excellent daily commuter services in Gorey with Bus Eireann and the local train station.

DESCRIPTION:

This mid-terrace house was constructed in 2007 and extends to 83.89 (m²). The house is presented in excellent condition throughout and is ready for immediate occupation. It also benefits from a fully enclosed south facing rear garden with patio, lawn area and garden shed. Accommodation comprises as follows:

Entrance Hall:	4.6m x 1.5m	Laminate flooring, coving
Sitting Room:	4.6m x 3.4m	Laminate flooring, open fire, bay window, coving
Kitchen:	5.0m x 3.0m	Marley flooring, fitted kitchen with waist and eye level units, electric cooker, electric hob, dishwasher, washing machine, fridge freezer, microwave, tiled splashback, sliding door to rear south facing garden
Downstairs Toilet:	1.5m x 1.5m	Wheelchair accessible, Marley flooring
Landing:		Carpet, hot press / storage closet 1m x 1m
Master Bedroom 1:	4.7m x 4.5m	Carpet, fitted wardrobes
Ensuite:	1.9m x 1.3m	Fully tiled, shower, w.c., w.h.b.
Bedroom 2:	3.2m x 3.0m	Carpet, fitted wardrobes
Bathroom:	1.7m x 1.7m	Marley flooring, bath, w.c., w.h.b.





OUTSIDE:

There is a concrete parking area to the front with a south facing garden to the rear, the perfect setting for outdoor barbeques and entertaining.

SERVICES AND FEATURES:

Oil Fired Central Heating
All Mains Services
Private And Off Street Parking
Property Extends To: 83.89m²
Built: 2007



BER DETAILS:

BER: C1

BER No. 114118151

Energy Performance Indicator: 172.38 kWh/m²/yr



This Is A Perfect First Time Buyer / Investment / Retirement Home. Viewing Is Strictly By Appointment With The Agent

A.M.V. €185,000

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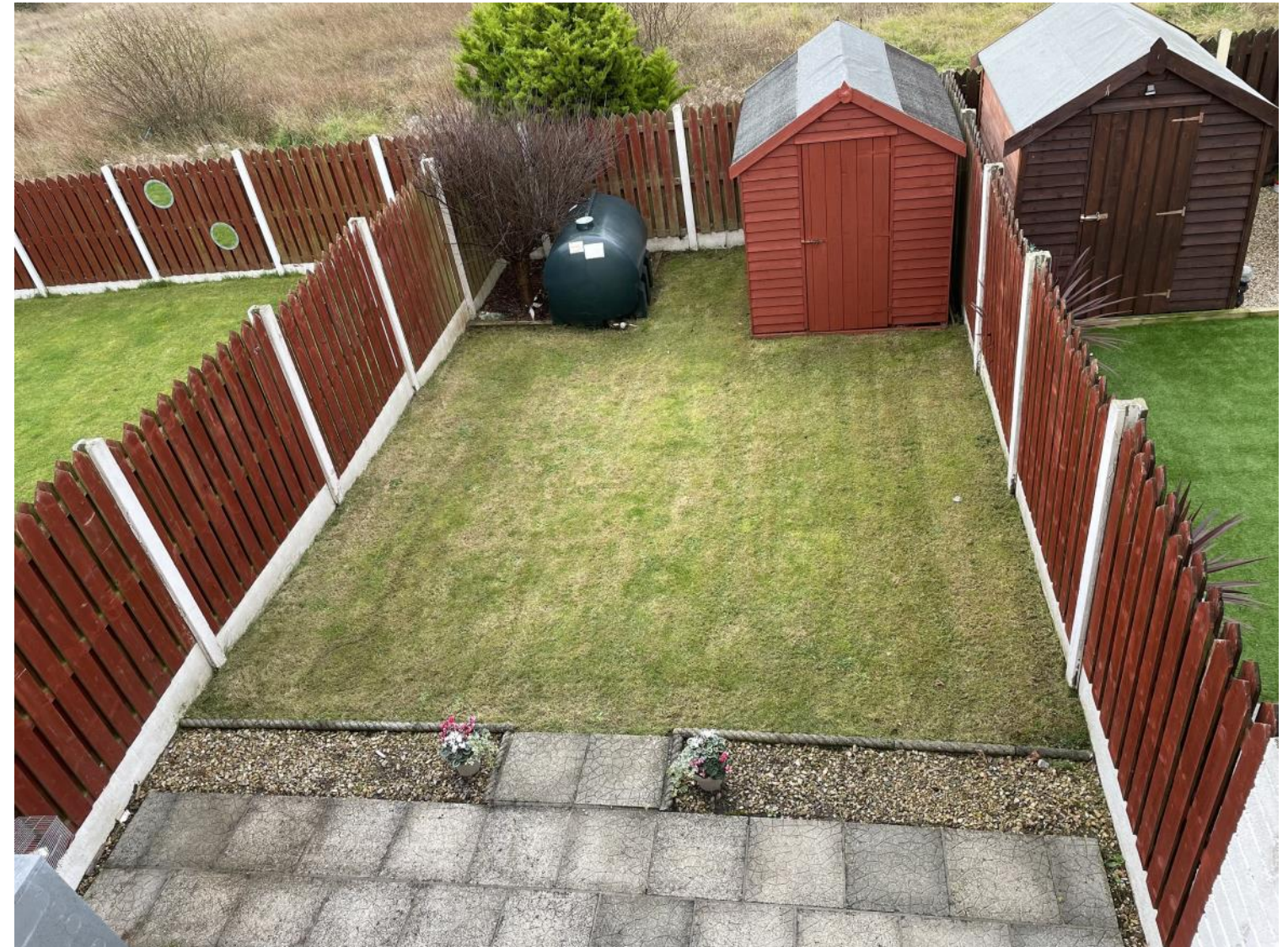
www.quinnproperty.ie

Gorey: 053 94 80000
Email: sales@quinnproperty.ie

Carnew: 053 94 26234
Email: info@quinnproperty.ie



COURTOWN HARBOUR



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26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

