

Ref: P5326

NO 5 RIVERCHAPEL PARADE, RIVERCHAPEL, GOREY, CO. WEXFORD Y25 CT88



QUINN PROPERTY

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BER C1

IMPRESSIVE AND WELL LOCATED 3 BEDROOM SEMI-DETACHED RESIDENCE WITH LARGE REAR GARDEN

For Sale By Private Treaty



LOCATION:

No 5 Riverchapel Parade enjoys a wonderful coastal location in a modern and popular development within walking distance of the local primary school, churches, supermarket, pub and pharmacy. The local Community Sports Complex, which includes full size GAA and Soccer pitches, bmx track, playground and walking tracks is only a short stroll while the property is a five minute walk to Courtown Harbour and its vast array of amenities to include shops, pubs, hotel, restaurants, hair salon, forest walks and beaches. The Active Tribe Courtown Leisure and Adventure Centre consisting of a swimming pool, recreation centre, gym and physical fitness centre is a 10 minute walk. Gorey, Exit 23 and the M11, is 6km away, leaving Dublin a comfortable commute of one hour. There are also excellent daily commuter services in Gorey with Bus Eireann and the local train station.



DESCRIPTION:

No 5 comes to the market in excellent condition throughout and briefly comprises of entrance hall, sitting room, kitchen, w.c., three bedrooms (master bed en-suite) and bathroom. There is a concrete driveway with lawn to front and a large rear garden with potential to extend. This house is ready for immediate occupation with accommodation comprising of:

| | | |
|----------------|---------------|---|
| Entrance Hall: | 1.95m x 5.33m | Laminate flooring, wired for alarm |
| Sitting Room: | 4.02m x 5.26m | Laminate flooring, open fireplace |
| Hot Press: | 0.91m x 0.87m | |
| Kitchen: | 3.56m x 6.12m | Laminate flooring, worktop, kitchen units, extractor fan, oven, sink, fridge freezer, washing machine |
| W.C.: | 1.57m x 1.72m | Linoleum floor covering, w.c., w.h.b. |
| Landing: | 2.22m x 3.46m | Carpet |
| Bedroom 1: | 3.55m x 4.64m | Laminate flooring, built in wardrobe, wired for T.V. |
| Ensuite: | 1.58m x 1.79m | Linoleum flooring, w.c., w.h.b., electric shower |
| Bedroom 2: | 3.52m x 3.87m | Laminate flooring, built in wardrobe |
| Bedroom 3: | 2.90m x 2.45m | Laminate flooring, built in wardrobe |
| Bathroom: | 1.71m x 2.21m | Linoleum flooring, w.c., w.h.b., bath tub |





OUTSIDE:

Concrete area with private parking facilities and lawn area to the front. Side access to a large rear garden with garden shed.



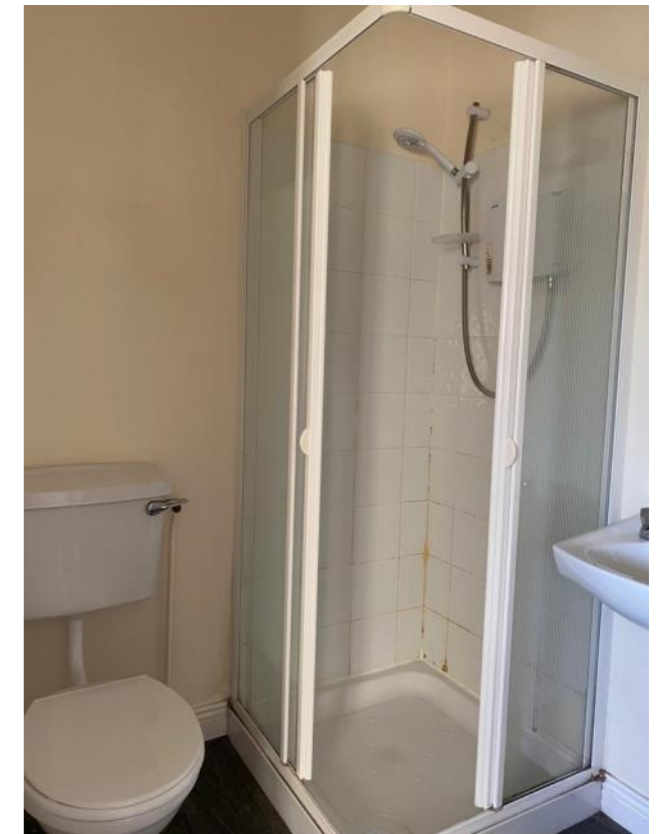
SERVICES AND FEATURES:

Mains Services
Double Glazed Windows
Property Extends To: 102.65m²
Built: 2008
All Amenities On The Doorstep



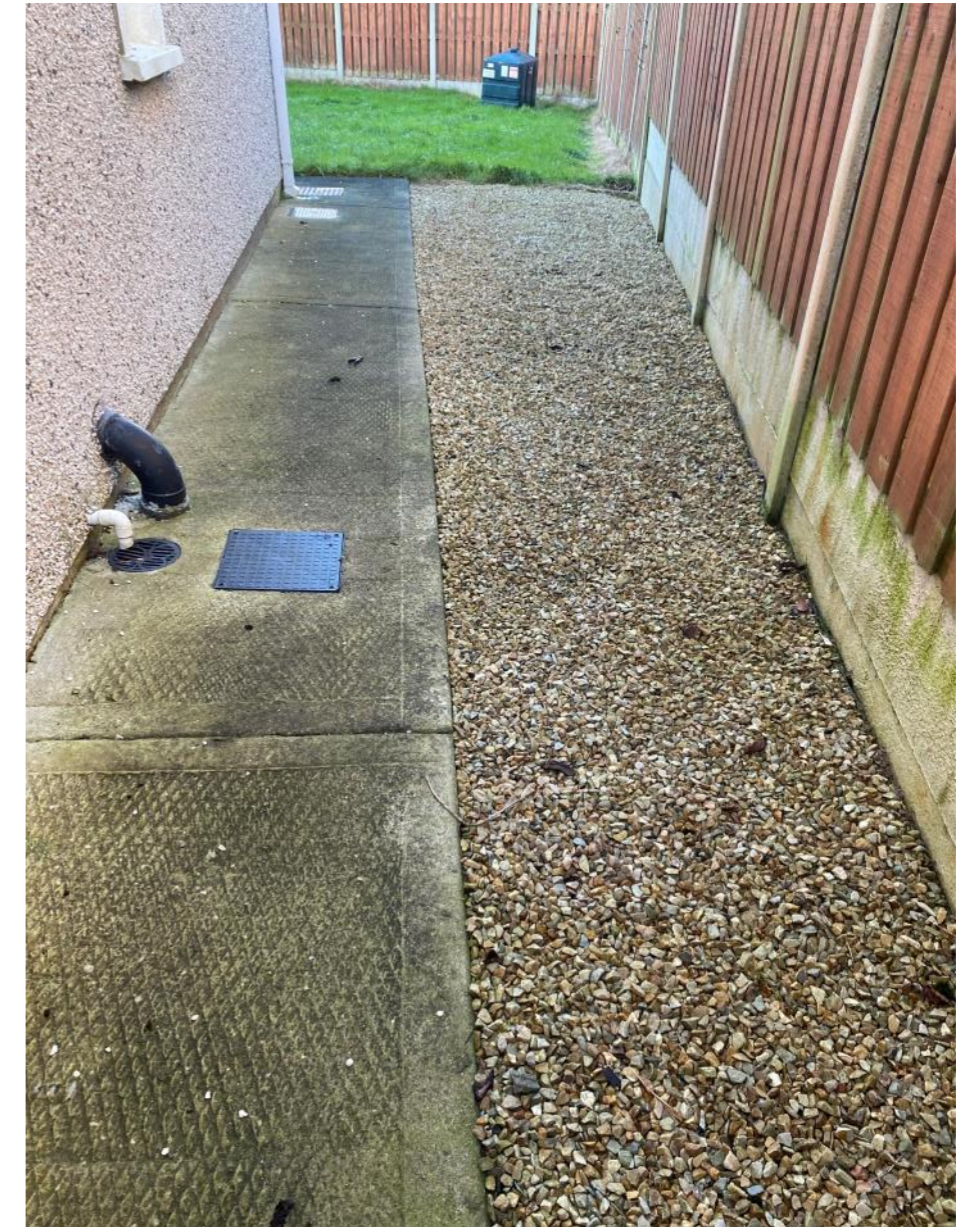
BER DETAILS:

BER: C1
BER No. 114656887
Energy Performance Indicator: 166.01 kWh/m²/yr



This Is A Perfect First Time Buyer / Investment Property
Viewing Strictly By Appointment With The Auctioneer

A.M.V. €235,000



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