

Ref: P5807

NO. 2 BEACHSIDE AVENUE, RIVERCHAPEL, GOREY, CO WEXFORD Y25 T858



BER D2

QUINN PROPERTY

www.quinnproperty.ie

3 Bedroom Mid-Terrace Residence In Popular Coastal Location For Sale By Private Treaty



LOCATION:

No 2 Beachside Avenue enjoys a wonderful coastal location in a popular development that is within walking distance to the beach, Riverchapel and Courtown Harbour and the vast array of local amenities that are available to include primary school, supermarket, crèche, churches, pub, hotel and restaurants. There are a host of outdoor pursuits to enjoy with beautiful forest / river walks, fishing or simply soaking up the sun along this popular stretch of coastline. The local Community Sports Complex which includes full size GAA and soccer pitches, bmx track, playground and walking tracks is a 5 minute walk. The Active Tribe Courtown Leisure and Adventure Centre consisting of a swimming pool, recreation centre, gym and physical fitness centre is also within walking distance. The property is 6 km from Gorey, Exit 23 and the M11, leaving Dublin a comfortable commute of one hour.



Gorey is one of the regions 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.

This mid-terrace house was constructed in 1998 and extends to 90m². The house is presented in very good condition throughout and benefits from recent upgrading works that have been carried out by its current owners. There is private parking and a lawn area to the front with a garden, patio, lawn area and garden shed to the rear. Accommodation comprises as follows:



Entrance Hall:	2.79m x 1.97m	Tiled floor
Kitchen/Dining Room:	5.64m x 2.66m	Tiled floor, fitted waist & eye level units, electric oven and hob, tiled splashback, washing machine, fridge freezer, sliding doors to rear garden, abundance of natural light
Sitting Room:	3.42m x 3.3m	Laminate floor, fireplace with open fire, shelving
Bedroom 3:	3.05m x 2.65m	Laminate floor, fitted wardrobes
Downstairs Bathroom:	1.79m x 1.64m	Tiled floor, wc, whb, shower



Landing:	2.12m x 1.97m	Carpet
Master Bedroom:	3.92m x 3.24m	Timber floor, fitted wardrobes
En-Suite:	1.75m x 1.66m	Timber floor, wc, whb, electric shower, vanity unit
Bedroom 2:	3.45m x 2.75m	Timber floor, fitted wardrobes
Bathroom:	2.67m x 2.11m	Timber floor, wc, whb, bath, vanity unit, Velux window
Hot Press:	1.56m x 0.58m	Shelved



SERVICES AND FEATURES:
 Electric Storage Heating
 All Mains Services
 Property Extends To: 90m²
 Built: 1998
 Great Coastal Location With A Huge Range Of Amenities

BER DETAILS:
 BER: D2
 BER No. 100802131
 Energy Performance Indicator: 272.17 kWh/m²/yr



Perfect First Time Buyers House And/ Or Holiday Home. Viewing Is Highly Recommended And By Appointment

A.M.V. €180,000

QUINN PROPERTY

www.quinnproperty.ie

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

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



The above particulars are issued by **QUINN PROPERTY** on the understanding that any negotiations whatsoever concerning the property are conducted through **QUINN PROPERTY**. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.

26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

