

Ref: P7268

NO. 87 RIVERCHAPEL VIEW, RIVERCHAPEL, CO. WEXFORD Y25 D951

BER D1

QUINN PROPERTY

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# DELIGHTFUL TWO BEDROOM SEMI-DETACHED RESIDENCE IN A MOST CONVENIENT LOCATION

## For Sale By Private Treaty



### LOCATION & DESCRIPTION:

No 87 Riverchapel View enjoys a wonderful coastal location in a modern and popular development within walking distance of Courtown Harbour and its vast array of amenities to include shops, primary school, churches, pubs, 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 with 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 offers an excellent choice of schools along with an extensive choice of restaurants, shops, pubs, award winning hotels, theatre and 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 semi-detached bungalow was constructed in 1998 and extends to 74m<sup>2</sup>. The house is presented in excellent condition throughout and is ready for immediate occupation. It also benefits from an enclosed rear patio/gravelled area. Accommodation comprises as follows:

Entrance Hallway:	4.0m x 1.1m	Tiled flooring
Kitchen/Dining:	8.2m x 3.7m	Linoleum flooring, fitted waist and eye level kitchen units, electric cooker, extractor fan, tiled splashback
Sitting Room:		Incl. Above Laminate flooring, fireplace
Storage cupboard:	1.2m x 1.1m	Linoleum flooring, shelving
Hallway:	1.8m x 1.0m	Tiled flooring
Cloakroom:	0.9m x 0.5m	Linoleum flooring
Hotpress:	0.8m x 0.7m	Abundance of shelving
Master Bedroom:	3.8m x 4.1m	Carpet flooring, fitted wardrobe
En-Suite:	2.1m x 1.7m	Tiled flooring, W.C. WHB, electric shower
Bathroom:	2.1m x 1.7m	Tiled flooring, W.C., W.H.B., bath, shower with tiled surround
Bedroom 2:	3.9m x 3.0m	Carpet flooring





#### OUTSIDE:

Lawn to the front with private parking, attractive patio/decking area to the rear. Well maintained common grounds to the side, the perfect recreational/play area for children.

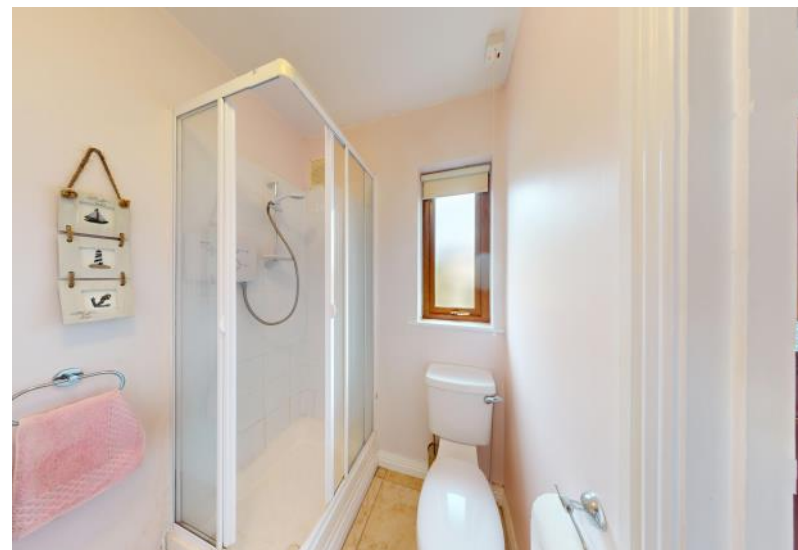
#### FEATURES AND SERVICES

Electric Storage Heating  
All Mains Services  
Private And Off Street Parking  
Built 1998  
Property Extends To: 74m<sup>2</sup>



#### BER DETAILS

BER: D1  
BER No. 101623932  
Energy Performance Indicator: 240.8 kWh/m<sup>2</sup>/yr



**This Is A Perfect First Time Buyer / Investment / Retirement Home**

**A.M.V.€190,000**



# QUINN PROPERTY

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