

Ref: 8494 NO. 9 BEACHSIDE GLEN, RIVERCHAPEL, GOREY, CO. WEXFORD Y25 WP03



BER C2

**QUINN PROPERTY**

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# Superb Three Bedroom End of Terrace Home In A Central Location

## For Sale By Private Treaty

### LOCATION & DESCRIPTION:

**QUINN** Property are delighted to introduce this well-located, three bedroom residence to the market. This property 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 property is 6 km from Gorey and Exit 23 to the M11, leaving Dublin a comfortable commute of less than 90 minutes. Local-Link-Route 389 Riverchapel to Gorey offers frequent commuter times on a daily basis.

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, restaurants and sporting clubs. There are excellent daily commuter services in Gorey with Bus Eireann, Wexford Bus and the local train station.

This home features an entrance hall leading to a spacious, light-filled open-plan kitchen, dining, and living area. A ground floor bedroom adds flexibility, while upstairs there is a master bedroom complete with en-suite and built in wardrobe, a third bedroom plus a family bathroom.



Entrance Hall:	1.09m x 2.70m	Laminate flooring, carpeted stairs to first floor
Open Plan Living Room/ Kitchen	4.70m x 5.92m	Tiled flooring in kitchen, fitted waist & eye level units, electric cooker, integrated extractor fan, tiled splashback. Laminate flooring in dining/ living area, feature fireplace, woodburning stove, patio doors to garden
Bedroom 3:	3.21m x 2.69m	Laminate flooring
Landing:	2.62m x 1.97m	Carpet flooring
Bedroom 1:	4.69m x 3.08m	Timber flooring, built in wardrobe, sliding door to balcony
En-Suite:	1.61m x 1.58m	Timber flooring, W.C., W.H.B., shower
Bedroom 2:	2.72m x 2.78m	Timber flooring, Velux window
Bathroom:	1.63m x 1.97m	Timber flooring, W.C., W.H.B., bath



#### OUTSIDE:

Set in a tranquil cul-de-sac, this home features an attractive cobblelock front driveway with ample parking space. The front area of the property offers opportunity for adding greenery and creating an inviting place to sit and unwind. Upstairs, a spacious balcony off the primary bedroom offers a pleasant spot to enjoy perfect for morning coffee or evening relaxation.



#### SERVICES AND FEATURES:

All Mains Services  
Off Street Parking  
Property Extends To C. 73 m<sup>2</sup>  
Built: 2002  
Close To All Amenities  
Coastal Location



#### BER DETAILS:

BER: C2  
BER No. 118303569  
Energy Performance Indicator: 195.59 kWh/m<sup>2</sup>/yr



A Perfect Blend of Coastal Charm and Everyday Convenience

A.M.V. €180,000



Total area: approx. 73.2 sq. metres

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.