

Ref: P8673

'CEOL NA CILLE', RIVERCHAPEL, GOREY,  
CO. WEXFORD Y25 T0F8



**QUINN PROPERTY**  
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**BER E1**

# CHARMING THREE BEDROOM RESIDENCE IN POPULAR COASTAL LOCATION

## For Sale By Private Treaty

### LOCATION:

'Ceol Na Cille' enjoys a wonderful coastal location just steps away from a range of local amenities to include primary school, Montessori and creche, supermarket, pub, pharmacy, churches, community centre and sports complex which includes full size GAA and Soccer pitches, bmx track, playground and walking tracks. It is a five minute walk to Courtown's beach and a vast array of family activities and leisure pursuits, to include the picturesque harbour, beautiful forest walks, Pirates Cove Family Fun Attraction Centre, Courtown Leisure & Adventure Centre (incorporating a 25 meter swimming pool, gym and Gravity Extreme Adventure Centre for thrill seekers of all ages), adjoining Seal Rescue Centre, shops, hotel, pubs, cafes & restaurants. The property is 6km from Gorey, Exit 23 and the M11, with Dublin a comfortable commute of one hour. Both Riverchapel and Courtown have daily local link bus services to Gorey.

Gorey offers an excellent choice of schools, along with an extensive choice of restaurants, boutique shopping, pubs, award winning hotels, theatre and local leisure amenities to include Courtown and Ballymoney Golf Clubs. There are excellent daily commuter services in Gorey with Bus Eireann and the local train station.

### DESCRIPTION:

Nestled along a residential street in a popular coastal hotspot, this quaint home extends to c. 92.5m<sup>2</sup> and offers the essence of charm and cosy appeal. Its fully enclosed rear garden also offers a peaceful space where you can unwind and enjoy a morning coffee in the sun, entertain, or let children and pets play freely without worry. It is our understanding that this property may qualify for the 'Vacant Property Refurbishment Grant.' Accommodation comprises as follows:

Entrance Hall:	3.33m x 0.90m	Laminate flooring
Hallway:	1.13m x 4.85m	Laminate flooring
Living Room:	3.67m x 3.03m	Laminate flooring, open fire, bay window
Bedroom 2:	4.33m x 2.41m	Laminate flooring
Bedroom 3:	4.85m x 2.86m	Laminate flooring
Bathroom:	1.83m x 2.36m	WC, WHB and bath
Bedroom 1:	2.56m x 3.19m	Laminate flooring
Dining Room:	2.93m x 3.53m	Laminate flooring, Stove
Kitchen:	3.61m x 3.02m	Laminate flooring, wooden units, eye level storage, gas cooker, plumbed for washing machine
Sun Room:	1.94m x 4.14m	Laminate flooring
Side Hall:	4.5m x 1.5m	





#### OUTSIDE:

The residence benefits from on-street parking for a single vehicle, while a compact rear garden offers privacy and the perfect setting for outdoor barbeques and entertaining.



#### SERVICES AND FEATURES:

All Mains Services  
Oil Fired Central Heating  
Street Parking  
Property Extends To: 92.5m<sup>2</sup>  
Popular Coastal Location  
Built: C. 1940



#### BER DETAILS:

BER: E1  
BER No. 107093486  
Energy Performance Indicator: 329.91 kWh/m<sup>2</sup>/yr



This Is A Perfect First Time Buyer,  
Investment Property Or Retirement Home.  
Viewing Is By Appointment With The Agent

**A.M.V. €175,000**

## Ground Floor



Total area: approx. 92.5 sq. metres

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