

Ref: 5827

ABHAILE, RIVERCHAPEL, GOREY, CO. WEXFORD Y25 Y722



BER E2

QUINN PROPERTY

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Charming Three-Bedroom Bungalow in a Prime Setting with Beautifully Mature Rear Garden For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN Property are delighted to bring this charming coastal cottage to the market. Ideally located in the sought-after seaside setting of Riverchapel, the property is within easy walking distance of a host of local amenities including shops, a primary school, churches, pubs, a hotel, restaurants, scenic forest walks, and beautiful beaches as well as Courtown Harbour. The nearby Community Sports Complex features a full-size GAA and soccer pitches, a BMX track, playground, and walking trails. 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 just 6 km from Gorey and provides easy access to Exit 23 of the M11, making Dublin reachable within approximately 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.



This charming three-bedroom bungalow offers a perfect blend of comfort and character, ideal for those seeking a peaceful yet well-connected home. The property benefits from private off-street parking and a beautifully maintained rear outdoor space. With its inviting layout and tranquil setting, this delightful home presents an excellent opportunity for a wide range of buyers. Accommodation is bright and airy, extends to c. 69m² and comprises as follows:



Entrance Hall:	3.46m x 2.71m	Laminate flooring
Kitchen/Dining/ Living Room:	6.28m x 3.29m	Laminate flooring, feature fire place, fitted kitchen, cooker, tiled splashback, extractor fan, washing machine
Bathroom:	3.18m x 1.50m	Linoleum flooring, WC, WHB, bath, hotpress
Bedroom 3:	2.20m x 2.71m	Carpet flooring, pleasant garden views
Bedroom 1:	3.18m x 2.72m	Carpet flooring, fitted wardrobes
En-Suite:	0.72m x 1.10m	Fully tiled, WC, WHB, electric shower
Bedroom 2:	3.05m x 3.94m	Carpet flooring, fitted wardrobes



OUTSIDE:

The exterior is meticulously maintained and features a generous rear outdoor space, complemented by an abundance of mature hedging and shrubs. A spacious decking area, partially sheltered, provides an ideal setting for outdoor entertaining. Additional benefits include a storage shed, outdoor tap, convenient side access, and a private off-street parking space.



SERVICES AND FEATURES:

Mains Services
Oil Fired Central Heating
Property Extends To: C. 69m²
Built: 1990



BER DETAILS:

BER: E2
BER No.: 119245975
Energy Performance Indicator: 340.92 kWh/m²/yr



Peaceful Living with a Tranquil Outdoor Retreat
Viewing Highly Recommended and By Appointment Only

A.M.V. €245,000

Ground Floor



Total area: approx. 69.3 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.