

NO 2 BEACHSIDE WAY, RIVERCHAPEL, GOREY, CO. WEXFORD



Ref: P3502



QUINN PROPERTY
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DECEPTIVELY SPACIOUS 4 BEDROOM, SEMI-DETACHED DORMER STYLE RESIDENCE IN A COASTAL LOCATION

For Sale By Private Treaty



LOCATION:

The property is located a quiet cul-de-sac in the popular development of 'Beachside' in Riverchapel, a fantastic coastal location and just a short walk from the seaside resort of Courtown. There are many local amenities within walking distance of the development which include supermarket, primary school, churches, pubs, restaurants and hairdressers. Gorey town, with all its amenities, is located just 6km away and the M11 is 4km away making Dublin less than an hour's drive.

DESCRIPTION:

No. 2 Beachside Way is a well located and spacious four bedroom semi-detached house. The property offers bright, well laid out accommodation with a dining room, kitchen, sitting room, bedroom and bathroom on the ground floor and a further three bedrooms (one ensuite) and bathroom upstairs. The property is brought to the market in good condition and extends to c. 124m². Built in 2004, it has double glazed windows and doors. Accommodation comprises of:

Entrance Hall:	3.2m x 2.5m	Timber floor, stairwell
Kitchen/	3.7m x 2.5m	Tiled floor, tiled splashback, fitted eye & waist level units, fridge, washing machine, extractor fan, electric hob & oven
Dining Room:	5.5m x 3.2m	Timber floor, double door to hallway
Sitting Room:	4.4m x 4.4m	Open fire with wooden surround, wooden floor
W.c.:	1.8m x 1.6m	Marley floor, shower, w.c., w.h.b.
Bedroom 1:	3.4m x 3.3m	Bay window, timber floor
Landing:	2.4m x 2.5m	Carpet, hot-press
Master Bedroom:	4.7m x 3.7m	Carpet, fitted wardrobe
Ensuite:	2.7m x 2.3m	Marley floor, w.c., w.h.b., shower, skylight
Bedroom 3:	3.2m x 2.8m	Carpet, fitted wardrobe
Bedroom 4:	3.5m x 3.4m	Carpet, fitted wardrobe, skylight
Bathroom:	2.2m x 1.9m	Marley floor, bath with shower over, tiled bath surround, w.h.b., w.c.





OUTSIDE:

To the front of the residence is a fenced lawn area and to the rear is a large enclosed south facing garden with Barna shed. A cobble driveway gives parking for one car. More on street parking is available to the front of the residence.

SERVICES AND FEATURES:

Oil Fired Central Heating
All Mains Services
Double Glazing
Property Extends To: 124m²
Built: c. 2004
Large Enclosed Rear South Facing Garden
Lawned Front Garden
Cobble Driveway
10 Minute Drive To M11



BER DETAILS:

BER C2
BER No. 111845566
Energy Performance Indicator: 186.48 kWh/m²/yr

*Ideal Starter Home/Holiday Home or Fantastic
Investment Opportunity*

Viewing By Appointment Only



A.M.V. €165,000



DIRECTIONS:

From Gorey, take the Courtown Road (R742). Before entering Courtown, turn right for Riverchapel. Pass 'Brooks Supermarket' on the left and the 'Beachside development' is on the left hand side. 'Beachside Way' is the first entrance on the left and No. 2 is on the left hand side of the cul-de-sac with **QUINN PROPERTY** signboard.

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