

# FOR SALE

AMV: €330,000 (FULLY FURNISHED)

File No. d542.BK



## 25 Riverglen, Curracloe, Wexford

- Excellent 3-bedroom detached home extending to c. 102 sq.m. / 1,098 sq.ft. with additional attic space which extends to c. 30 sq.m. / 323 sq.ft.
- A stone's throw to north Wexford's wonderful coastline with array of sandy beaches nearby including Curracloe's 'Blue Flag' beach and only 15 minutes' drive to Wexford Town.
- Property has been very well maintained, one owner from new and is presented to market in excellent order.
- Walking distance to all village amenities.
- Ideal family home, investment property or summer residence.
- Accommodation briefly comprises; entrance hallway, living room, kitchen / dining area, 3-bedrooms (master ensuite), family bathroom, guest wc and attic conversion.
- To arrange a suitable viewing time, contact the sole selling agents. Kehoe & Assoc. on 053 9144393.

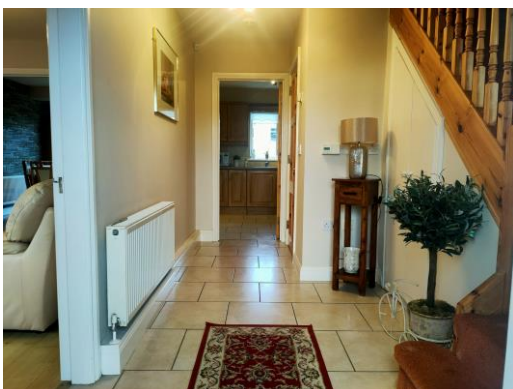


**Kehoe  
& ASSOC.**

## 25 Riverglen, Curracloe, Co. Wexford

**Description:** The highly sought after village of Curracloe has a charming blend of local amenities and natural beauty. At the heart of this coastal gem lies Curracloe's 'Blue Flag' Beach, a stunning 10 mile stretch of pristine sands stretching from The Raven Point to Ballyconnigar Head, attracting beachcombers and water enthusiasts from far and wide. The opening scenes of 'Saving Private Ryan' were filmed on Curracloe Beach by Hollywood director Stephen Spielberg. Village amenities in Curracloe include Curracloe National School, Hotel Curracloe, church, pubs, service station, hair salon, post office and Curracloe United. Wexford Town is only a 15 minute drive providing additional town conveniences and the local GAA Club is only 5 minutes away. Secondary schools are well catered for with daily bus services running from the village. The village has a warm and welcoming community, seeing a large influx of holiday makers during the summer months.

This fantastic 3-bedroom detached property is a true gem. Meticulously maintained and presented in excellent condition, it offers a generous c. 102 sq.m. / 1,098 sq.ft. of living space. In addition, there is the added bonus of an attic conversion perfect for a home office, playroom, or an extra bedroom. The attic space, which has a stairwell up to it from the first floor, extends to a further c. 30 sq.m. / 323 sq.ft. The property is in turnkey condition and presented to market fully furnished, making it an attractive prospect for a variety of purchasers. Whether you're a growing family, seeking a summer retreat, or an investment purchaser, this property ticks all the boxes. The rear lawn and patio area benefits from the evening sunshine and the surrounding mature shrubbery creates a calming environment. The peaceful setting of Riverglen is perfect for a comfortable lifestyle close to a host of amenities. The village is also eagerly awaiting the construction of a new Resort Hotel, Spa and 18-hole Championship Golf Course which is under construction and expected to open in 2024. Don't miss the opportunity to make this property your new home or summer retreat.







## **ACCOMMODATION**

### **Ground Floor**

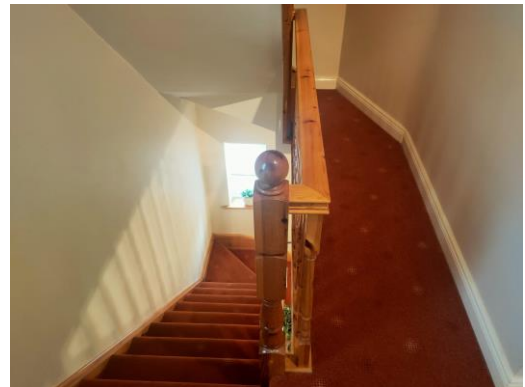
Entrance Hallway	5.17m x 1.18m	Tiled floor, wall mounted coat hanger, staircase to first floor with understairs storage press.
Sitting Room	4.96m x 3.62m	Laminate floor, electric fireplace (old open fireplace has been blocked up) and feature bay window. Double doors into open plan Kitchen / Dining area.
Dining Room	3.82m x 3.15m	Laminate floor, sliding doors to rear patio area.
Kitchen	3.32m x 2.95m	Tiled floor, floor and eye level units, tiled splashback, stainless steel sink, electric Whirlpool oven and hob with extractor fan, integrated Whirlpool fridge freezer, Whirlpool washing machine and Zanussi dishwasher.
Guest w.c.	1.59m x 1.37m	Fully tiled, w.c. and w.h.b.

### **First Floor**

Landing Area	2.55m x 1.07m	Carpet floor and stairwell to attic space.
Master Bedroom	3.99m x 3.40m	Carpet floor, built-in storage units, tv point and ensuite.
Ensuite	2.35m x 1.45m	Fully tiled, w.c., w.h.b. and shower stall with Triton t90z electric shower.
Bedroom 2	3.75m x 2.78m	Timber floor.
Bedroom 3	2.55m x 1.73m	Timber floor and tv point.
Family Bathroom	2.35m x 1.80m	Fully tiled w.c., w.h.b. bath with Supa Jet 100 power shower (electric).

**Total Floor Area: c. 102 sq.m. (c. 1,098 sq.ft.)**

Attic Space	6.48m x 4.46m	Timber floor and triple Velux windows.
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## Features

- Well maintained throughout
- Presented in excellent order
- Fully alarmed
- 3-bedroom property, with additional attic conversion
- Walking distance to all village amenities

## Outside

- Lawn areas front and rear
- Block built garden shed
- Westerly facing rear aspect
- Rear patio area
- Concrete entrance driveway
- Mature shrubbery

## Services

- Mains water
- Septic tank drainage
- OFCH
- ESB
- Fibre broadband available

**VIEWING:** Strictly by prior appointment with the sole selling agents only.

**DIRECTIONS: From Wexford Town:** Head over Wexford bridge towards Castlebridge. In 3.2km turn right onto the R742 towards Curracloe. In 5.1km turn right into Riverglen (Directional Board). 25 Riverglen is the second last property at the end of the development (For Sale board).

**From Gorey:** Head south along the R741, in 25.3km turn left for onto the R744 for Blackwater village. In Blackwater village turn right onto the R742, in 8km turn left into Riverglen (Directional Board). 25 Riverglen is the second last property at the end of the development (For Sale Board).

**Eircode: Y21 KD34**

**Building Energy Rating (BER): C1    BER No. 116942517**  
**Energy Performance Indicator: 162.52 kWh/m<sup>2</sup>/yr**

**VIEWING:**

**Strictly by prior appointment with the sole selling agents.**

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These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRA No. 002141