

FOR SALE

AMV: €330,000

File No.d526. BK



10 Riverglen, Curracloe, Co. Wexford

- Superbly located property in Curracloe village within walking distance to all village amenities including post office, Curracloe National School, church, Hotel Curracloe, pubs, service station, hair salon and Curracloe United AFC.
- Spacious, detached, 4-bedroom family home extending to c. 129 sq.m. / 1,389 sq.ft. with a ground floor bedroom and wet room extension which is wheelchair accessible.
- A mere 2km from Curracloe's 'Blue Flag' beach and less than 15 minutes' drive into Wexford Town
- Excellent family home or summer retreat in one of Wexford's most sought-after coastal addresses.
- Suitable for a wide range of purchasers.
- Accommodation briefly comprises; entrance hallway, sitting room, kitchen / dining room, 4 bedrooms (2 ensuite), family bathroom and guest wc.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**

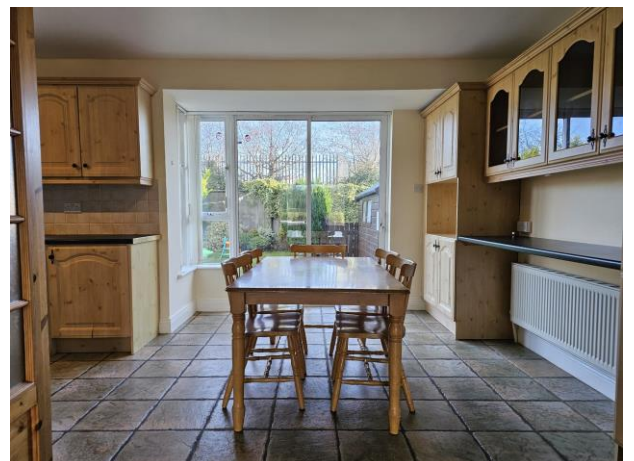
10 Riverglen, Curracloe, Co. Wexford

Description: Kehoe & Associates are delighted to present this superbly located 4-bedroom detached family home to the market. Situated in the private development of Riverglen, Curracloe, Co. Wexford, this excellent property is only 200m from Curracloe National School and 2km from Curracloe's renowned 'Blue Flag' beach. Other village amenities include Hotel Curracloe, church, pubs, service station, hair salon, post office and Curracloe United AFC. Secondary schools in Wexford are also well catered for with daily bus services running from the village. 'The Raven Point', located behind Curracloe beach, is a nature reserve home to a variety of flora and fauna offering almost 7km of woodland walking trails. The village is also eagerly anticipating the completion of a new resort hotel, spa & 18-hole championship golf course which is overlooking Curracloe Beach. Wexford town centre is less than 15 minute drive away for all town amenities.

Riverglen is a small, sought after development of only 26 properties in the centre of Curracloe village. Extending to c. 129 sq.m. / 1,389 sq.ft., the accommodation of No.10 is bright, spacious and well-proportioned. The ground floor comprises of an entrance hallway, sitting room, kitchen / dining area, guest wc, bedroom and adjacent wetroom. A Stira staircase above the extension provides access to a useful attic. There are 3 further bedrooms (master ensuite) and family bathroom on the first floor. The rear garden is completely enclosed with an extensive paved patio area and some attractive planting. There is a concrete drive to the front and side access on both sides. Directly opposite the property is an extensive green area, a perfect space for children to play safely. 10 Riverglen offers viewers the perfect chance to acquire a spectacular summer retreat or permanent residence in one of the most sought-after coastal addresses in County Wexford.

Curracloe Beach







ACCOMMODATION

Entrance Hallway	4.79m x 1.40m	Laminate floor, staircase to first floor and downstairs hotpress.
Sitting Room	4.06m x 4.15m	Laminate floor, large bay window overlooking green area solid fuel stove with black granite hearth and surround. Double doors into:
Kitchen/ Dining area	6.46mx 3.02m	Tiled floor, extensive floor and eye level units, Bosch electric oven, hob with extractor fan, Bosch washing machine, Bosch dishwasher, integrated Bosch fridge freezer and sliding door to rear garden and wheelchair access archway to:
Hallway	5.36m x 1.22m	Tiled floor, stira staircase to overhead storage area and front and rear door wheelchair access doors.
Bedroom 2	3.69m x 4.23m	With semi-solid flooring, wheelchair accessible, recessed lighting and wetroom ensuite.
Ensuite	2.82m x 1.96m	Fully tiled, wheelchair accessible, w.c., w.h.b. and Triton t90xr electric shower.
Guest W.C.	1.55m x 0.76m	Tiled floor, part tiled wall, w.c. and w.h.b.
First Floor		
Landing	3.56m x 1.08m	Carpet floor and attic acces
Family Bathroom	2.36m x 1.70m	Fully tiled, bath with mixer taps, w.c. and vanity w.h.b.
Master Bedroom	3.94m x 3.26m	Carpet floor, built-in storage units and ensuite.
Ensuite	2.37m x 1.42m	Tiled floor, w.c., w.h.b. and Triton t90sr electric shower with tiled surround.
Bedroom 3	3.87m x 2.77m	Carpet floor.
Bedroom 4 / Home	2.68m x 2.43m	Carpet floor and built-in storage unit.
Office		
Total Floor Area: c. 129 sq.m. / 1,389 sq.ft.,		



Features

- Spacious 4-bedroom family home.
- Ground floor bedroom and wet room.
- 2km from Curracloe's 'Blue Flag' beach.
- 200m from Curracloe National School.
- Walking distance to all village amenities.
- Off street parking for two vehicles.
- Suitable for a wide range of purchasers.

Outside

- Entrance driveway.
- Side access.
- Enclosed rear garden.
- Large green area opposite.
- Patio area.
- Wheelchair accessible.

Services

- OFCH.
- Mains water.
- Septic tank drainage.
- Solid Fuel Stove.
- High speed fibre broadband available.

NOTE: Residents Association fee €300 per annum based on 2022/2023

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). 10 Riverglen is the ninth property on your left hand side (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). 10 Riverglen is the ninth property on your left hand side (For Sale Board). Eircode: Y21 HE12.





Building Energy Rating (BER): C3 BER No. 109062729

Energy Performance Indicator: 205.26 kWh/m²/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

