

FOR SALE

AMV: €280,000

File No.d724. BK



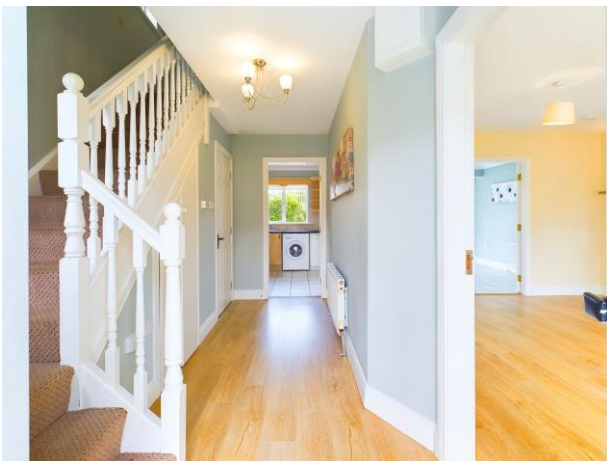
5 Riverglen, Curracloe, Co. Wexford

- Charming 3-bed / 3-bath family home extending to c. 95 sq.m. / 1,023 sq.ft.
- Excellent village centre location walking distance to all local amenities including Curracloe National School, church, post office, Hotel Curracloe, pubs, service station, hair salon, and Curracloe United.
- Luxury hotel 'Ravenport Resort' has also recently opened its doors in Curracloe, featuring a spa and leisure centre with Curracloe Links Golf Course expected to open in 2026.
- Just 2.5km from the stunning 'Blue Flag' Curracloe Beach and less than a 15-minute drive to Wexford Town, offering unparalleled convenience and accessibility.
- Accommodation briefly comprises; entrance hallway, sitting room, kitchen / dining room, 3 bedrooms (master ensuite), family bathroom and a guest w.c.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

Kehoe & Associates are delighted to present No.5 Riverglen to market. Riverglen is situated in the renowned village of Curracloe, just 2.5km from its stunning beach 'Blue Flag' and Raven Wood Nature Reserve. Curracloe Beach is one of Ireland's finest, offering miles of golden sands and picturesque dunes. The village provides a range of amenities including shops, Curracloe National School, church, post office, pubs, Hotel Curracloe and Curracloe United ensuring all your needs are met. Luxury hotel 'Ravenport Resort' has recently opened its doors in Curracloe featuring a spa and leisure centre. Curracloe Links Golf Course is currently under development with an expected opening in 2026. Wexford town, with its array of shopping, dining, and cultural attractions, is easily accessible, making this location perfect for those seeking a balance between countryside living and urban convenience. Local GAA Club 'Shelmaliers' is just 3km from this property.

This excellent 3-bedroom detached family home extends to c. 95 sq.m. / 1,023 sq.ft. Double doors from the living room into the kitchen / dining area creates a spacious and seamless open plan flow. A large feature bay window in the living room together with a French sliding door in the dining area allow natural light to flood the space, creating a warm and inviting atmosphere. A welcoming entrance hallway and a guest wc complete the ground floor accommodation. Upstairs there are 3 well-proportioned bedrooms and a family bathroom. The master bedroom features an en-suite bathroom for added convenience. Externally there is an off-street parking space and a low maintenance rear garden which is laid out in lawn.

This property would make a perfect family home, retirement home, summer residence or investment property.





ACCOMMODATION

Ground Floor

Entrance Hallway	4.89m x 1.43m	Laminate floor, hotpress and staircase to first floor.
Guest W.C.	1.57m x 0.57m	Tiled floor, w.c., w.h.b. and part tiled walls.
Sitting room	4.21m x 4.06m	Laminate floor, open firepolace, feature bay window and double doors into:
Kitchen/ Dining Area	6.47m x 3.83m (max)	Tiled floor, floor and eye level units, electric oven and hob with extractor fan, washing machine, dishwasher, stainless steel sink and sliding doors to rear garden.

First Floor

Landing	3.58m x 1.07m	Carpet floor.
Family Bathroom	2.36m x 1.70m	Fully tiled, w.c., w.h.b. and bath with Triton t90sr electric shower.
Bedroom 3	2.70m x 2.48m	Carpet floor and built-in wardrobe unit.
Bedroom 2	3.90m x 2.76m	Carpet floor.
Master Bedroom	3.96m x 3.27m	Laminate floor and ensuite.
Ensuite	2.36m x 1.42m	Tiled floor, w.c., w.h.b., shower Triton t90sr electric shower and tiled surround.

Total Floor Area: c. 95 sq.m. / c. 1,023 sq.ft.



Features

- 3-bed detached family home
- Acc. extending to c. 95 sq.m. / 1,023 sq.ft.
- 2.5km to 'Blue Flag' beach
- Surrounded by excellent amenities
- Suitable for a wide range of purchasers

Outside

- Off street parking
- Low maintenance rear lawn
- Large communal lawn area
- Village centre location

Services

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

NOTE: Residents Association fee in the region of €300 per annum

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). No.5 Riverglen is the fourth 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). No.5 Riverglen is the fourth property on your left hand side (For Sale Board). **Eircode: Y21 DK72**





Building Energy Rating (BER): D1 BER No. 109234849

Energy Performance Indicator: 235.34 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent: Bobby Kehoe

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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