

Ref: P2568

MILLBROOK COTTAGE, CAMOLIN, CO. WEXFORD



BER E1

QUINN PROPERTY

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DELIGHTFUL 3 BED COTTAGE SET ON SECLUDED AND MATURE C. 0.7 ACRE SITE

For Sale By Private Treaty



LOCATION:

'Millbrook Cottage' enjoys a wonderful location on the edge of Camolin village, just 300m off the N11 along the L5072 the Ballyduff road, 12km south of Gorey, 5km from Ferns and 1 hours drive south of Dublin. Camolin village is on the N11 between Gorey and Enniscorthy and is within walking distance of many amenities ie school, churches, shops, pubs etc.

DESCRIPTION:

'Millbrook Cottage' is a hidden gem, tucked away in a secluded, mature c. 0.7 acre site. The cottage, over 100 years old, is approached via a winding hard-core driveway and has been refurbished and extended in more recent years and is presented in excellent condition throughout. Sitting on 0.7 acres and landscaped garden with an array of shrubbery and mature trees.



The property extends to c. 131.38m² and accommodation comprises of:

Entrance Hall:	6.3m x 1.5m	Tiled floor, coving
Livingroom:	6.0m x 4.3m	Laminated floor, multi-fuel stove, coving, French doors to sand stone patio
Kitchen/ Diningroom:	5.4m x 3.8m	Fitted country cream kitchen, integrated electric oven, microwave, electric hob, extractor fan, fridge/freezer, dishwasher, granite worktop, splashback, tiled floor, beamed ceiling
Utility Room:	1.6m x 1.2m	Tiled floor, granite worktop, washing machine, back door
Office/Bedroom 3:	2.7m x 2.4m	Laminated floor
Bedroom 1:	3.8m x 3.6m	Laminated floor
Ensuite:	2.1m x 2.0m	Fully tiled shower, w.c., w.h.b.
Walk In Wardrobe	2.1m x 2.0m	Shelved
Bedroom 2:	4.2m x 3.2m	Carpet, coving
Ensuite:	2.6m x 2.6m	Fully tiled, shower, w.c., w.h.b., heated towel rail
Family Bathroom:	2.7m x 1.8m	Fully tiled, Jacuzzi bath, shower, w.c., w.h.b., heated towel rail





OUTSIDE:

The property, which extends to c. 0.75 acre, is approached via winding hard-core driveway with lawn to front, side and rear with an mature shrubbery and trees. There is a store/fuel shed 3m x 2m to side of house.

SERVICES AND FEATURES:

Mains Water
Septic Tank
Oil Fired Central Heating
Wood Grain Effect Double Glazed Windows
Property Extends To: 131.38m²

BER DETAILS:

BER: E1
BER No. 109168567
Energy Performance Indicator: 336.16 kWh/m²/yr

DIRECTIONS:

From Gorey take the N11 to Camolin and turn at Parkside Pub taking the L5072. Continue for 300m, after crossing the bridge the property is on the left with **QUINN PROPERTY** sign.

A.M.V. €250,000



QUINN PROPERTY

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P.S.A. NO. 002020

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