

For Sale

Asking Price: €275,000

**Sherry
FitzGerald**
O'Leary Kinsella



2 The Grove,
Camolin,
Gorey,
Co. Wexford
Y21 HX85

BER D1

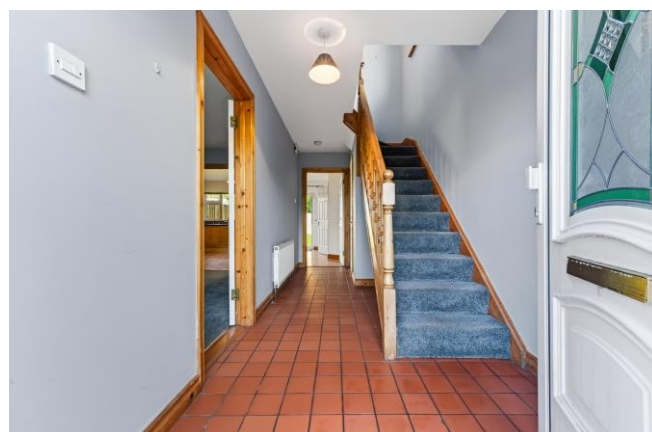
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2 The Grove, Camolin is a superb four-bedroom semi-detached home located in the heart of Camolin village with amenities such as pubs, shops, bus stop and a school on your doorstep. Just off the N11 approximately halfway between Enniscorthy and Gorey allows easy access to larger shops, restaurants, pubs and many other services.

Extending to c.107 sq m, this property is well laid out and boasts many features including well-proportioned accommodation, briefly comprising of entrance hallway, sitting room with bay window, feature open fireplace and double doors to the kitchen/dining. To the rear of the property there is a fully fitted kitchen/dining room with a utility room. A guest WC completes the accommodation on the ground floor. On the first floor there are four well-proportioned bedrooms including the master bedroom with ensuite and a family bathroom.

The house is nicely finished inside and out with a paved driveway and beautiful lawn to the front and beautiful easy to maintain garden to the rear of the property. The Grove, Camolin is a most sought-after development of just eleven houses, well positioned in the village. We strongly recommend viewing this attractive home.



Accommodation

GROUND FLOOR

Entrance hallway 1.90m x 4.9m (6'3" x 16'1"): at widest point, tiled flooring.

Living Room 4.30m x 5.30m (14'1" x 17'5"): at widest point, carpet flooring, feature open fireplace, feature bay window and double door to kitchen/dining.

Kitchen/Dining 5.50m x 3.80m (18'1" x 12'6"): at widest point, linoleum flooring, tiled backsplash, fitted kitchen units, electric oven, fridge-freezer and sliding door to rear garden.

Utility 1.20m x 2.50m (3'11" x 8'2"): at widest point, linoleum flooring, plumbed for washing machine, dryer and dishwasher.

Guest WC 0.70m x 1.40m (2'4" x 4'7"): tiled flooring, WC wash hand basin.

FIRST FLOOR

Landing/Hallway 2.30m x 3.10m (7'7" x 10'2"): at widest point, carpet flooring.

Master Bedroom 4.00m x 4.50m (13'1" x 14'9"): at widest point, carpet flooring, built-in wardrobes and feature bay window.

Ensuite 2.30m x 1.00m (7'7" x 3'3"): linoleum flooring, shower, WC and wash hand basin.

Bedroom 2 3.00m x 3.60m (9'10" x 11'10"): carpet flooring.

Bedroom 3 3.30m x 2.30m (10'10" x 7'7"): Carpet flooring

Bedroom 4 2.30m x 3.00m (7'7" x 9'10"): at widest point, built-in wardrobe and laminate flooring.





Special Features & Services

- Spacious four-bedroom semi-detached dwelling approx. 1,152sqft
- OFCH and double glazed windows.
- Walking distance of bus stop, local primary school, Churches, sports facilities, restaurants, pubs, garden centre with café and playground.
- Short walk to bus stop on Dublin to Rosslare route.
- Camolin Park, which is the Millennium Forest, on your doorstep with it's many walking and cycling trails as well as rivers and streams, forest animals etc.





Directions
Y21 HX85





TOTAL: 107 m²
 1st floor: 53 m², 2nd floor: 54 m²
 EXCLUDED AREAS: UTILITY: 3 m², STAIRWELL: 2 m², WALLS: 9 m²

Floor Plan Created By Callidura App. Measurements Deemed Highly Reliable But Not Guaranteed



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CONTACT

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OFFICE OPENING HOURS

Our office opening hours are:
 9am – 1pm & 2pm – 5.30pm
 Monday to Friday.
 Viewings conducted 6 days
 (including Saturdays).

VIEWING

Viewing by appointment.

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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.
 PSRA Registration No. 001510