

For Sale

Asking Price: €380,000

**Sherry
FitzGerald**
O'Leary Kinsella



Coolnaleen,
Camolin,
Co. Wexford
Y21NX21

BER C1

sherryfitz.ie



Coolnaleen is a substantial four bed bungalow c.0.69 acres. The property is located only 5.5km from the village of Camolin and is surrounded by countryside while having village amenities such as pubs, shops and a school on its doorstep. 10km from the M11 approximately and 12.6km from Gorey allows easy access to larger shops, restaurants, pubs and many other services.

The property extends to 192 sqm and briefly comprises a welcoming hallway; a cosy sitting room with a solid fuel stove; kitchen/dining room with a south facing sunroom; utility room; study/office; four well-proportioned bedrooms, one with ensuite and a family bathroom.

Externally the property is approached by a gravel driveway, beautiful lawn to the front and rear and mature trees and hedging surrounding the property. There is also a large garage located to the rear.

Viewing is highly recommended to truly appreciate everything this property has to offer!



Accommodation

GROUND FLOOR

Entrance Hallway 8.00m x 2.10m (26'3" x 6'11"): at widest point, tiled flooring.

Sitting Room 5.95m x 5.18m (19'6" x 17"): solid wood flooring, feature bay window and feature solid wood stove fireplace.

Office/Study 2.50m x 3.70m (8'2" x 12'2"): at widest point, solid wood flooring.

Kitchen/Dining 5.78m x 5.18m (19' x 17'): tiled flooring and backsplash, fitted kitchen units, electric double oven, gas hob and integrated fridge freezer.

Sunroom 3.30m x 3.60m (10'10" x 11'10"): at widest point, solid wood flooring, vaulted timber clad ceiling and double doors to rear garden.

Utility Room 2.30m x 2.10m (7'7" x 6'11"): tiled flooring, fitted storage units, plumbed for washing machine and dryer.

Bedroom 1 3.05m x 3.10m (10' x 10'2"): carpet flooring.

Bedroom 2 3.35m x 3.00m (11' x 9'10"): carpet flooring.

Bathroom 3.35m x 2.70m (11' x 8'10"): tiled flooring and walls, bath, WC and wash hand basin.

Bedroom 3 3.98m x 4.00m (13'1" x 13'1"): at widest point, carpet flooring and built-in wardrobes.

Master Bedroom 4 3.67m x 4.00m (12' x 13'1"): at widest point, carpet flooring and built-in wardrobes.

Ensuite 3.05m x 1.25m (10' x 4'1"): tiled flooring and walls, shower, WC and wash hand basin.





Special Features & Services

- Four-bedroom detached dwelling.
- Walk-in condition.
- Stunning countryside location.
- South facing sunroom.
- On c0.69 acre site.
- Garage c.400sqft.





Directions
Y21NX21





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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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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