

# For Sale

Asking Price: €300,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



Millbrook Cottage,  
Kilcloran,  
Camolin,  
Co. Wexford  
Y21 D9Y3

**BER E1**

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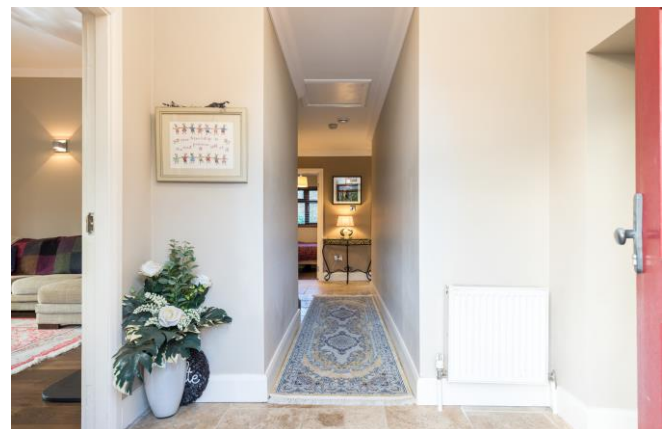




Millbrook Cottage is a superb three-bedroom detached bungalow located within walking distance of the village of Camolin. Approached by a gravel driveway this property is surrounded by countryside affording fantastic privacy while having village amenities such as pubs, shops and a school on its doorstep. Only minutes from the M11 and 12km from Gorey, allows easy access to larger shops, restaurants, pubs and many other services.

Accommodation comprises; a welcoming hallway, immediately to the left lies a cosy sitting room with a feature solid fuel stove fireplace and south facing dining room while on the right is a beautiful double bedroom with large ensuite. To the back of the property there is a kitchen/dining room with a utility room. A double bedroom with ensuite and walk-in wardrobe complete, a third bedroom and a family bathroom complete the accommodation.

The house is impeccably finished inside and out with beautiful lawn to the front and rear and mature trees and hedging surrounding the property. It is the perfect country retreat whilst still being within walking distance to the bustling village of Camolin.





## Accommodation

**Entrance hallway** 6.44m x 2.18m (21'2" x 7'2"): at widest point, tiled flooring.

**Sitting Room** 4.38m x 3.66m (14'4" x 12'): laminate wood flooring, feature fireplace with solid fuel stove.

**Dining Room** 3.06m x 1.76m (10' x 5'9"): laminate wood flooring, double doors to side patio.

**Kitchen/Dining** 5.63m x 5.43m (18'6" x 17'10"): at widest point, tiled flooring, fitted kitchen units, electric oven, electric hob, fridge freezer, integrated dishwasher and recessed lighting.

**Utility Room** 1.69m x 1.15m (5'7" x 3'9"): tiled flooring, plumbed for washing machine and dryer.

**Bedroom 1** 2.70m x 2.43m (8'10" x 8'): laminate wood flooring.

**Bathroom** 2.67m x 1.80m (8'9" x 5'11"): tiled flooring and walls, bath, WC and wash hand basin.

**Bedroom 2** 4.34m x 3.28m (14'3" x 10'9"): carpet flooring.

**Ensuite** 2.64m x 2.68m (8'8" x 8'10"): tiled flooring and walls, shower, WC and wash hand basin.

**Master Bedroom 3** 3.90m x 3.68m (12'10" x 12'1"): laminate wood flooring and walk-in wardrobe.

**Ensuite** 1.93m x 2.08m (6'4" x 6'10"): tiled flooring and walls, shower, WC and wash hand basin.







### Special Features & Services

- Three-bedroom detached cottage 1291 sqft.
- Walk-in condition
- Stunning countryside location
- Spacious accommodation.
- Fully landscaped gardens.
- Gravel driveway surrounding the property.
- Patio area.
- Walking Distance of Camolin Woods.







Directions  
Y21D9Y3



GROUND FLOOR



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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