



BALLYDANIEL, CAMOLIN, CO. WEXFORD Y21 A7X4

Ref: 5889



QUINN PROPERTY

www.quinnproperty.ie

FOUR BEDROOM DETACHED COTTAGE ON A C. 0.6 ACRE SITE FOR SALE BY ONLINE AUCTION ON FRIDAY, 19TH JUNE AT 12 NOON

LOCATION:

This cottage enjoys an excellent location just outside Camolin in south Co. Wexford, only 10km from Gorey and 3km from the M11, making Dublin an easy commute of just over one hour. The coast is also within easy reach at just 11km away. Camolin is located along the R772 and has a good selection of services and amenities to include primary school, shops, pubs, churches, service stations, Artisan shop and café, GAA Club and playing fields, children's playground, crèche, nursing home and the renowned Cois na hAbhann, Restaurant, Shop and Garden Centre.

This detached four-bedroom cottage stands on a generous c. 0.6-acre site, offering an excellent opportunity to transform it into a charming family home. While the property requires substantial renovation and modernisation, the structure holds promise for restoration and redevelopment, subject to the necessary planning permission. The accommodation comprises of an entrance hall, living room, kitchen, four bedrooms, and a bathroom. Although unoccupied for some time, the property retains much of its original character and features, adding to its appeal and potential.

Outside, the spacious site provides ample room for landscaping or potential to extend, subject to planning permission, making this an exciting prospect for those seeking a property with character, privacy, and scope to create a truly special home.

We understand that this property is likely to qualify for the 'Vacant Property Refurbishment Grant'

FEATURES:

Solid Fuel Central Heating
Built: 1910
Property Extends To: C. 81 m²

BER DETAILS: TO FOLLOW

BER: G
BER No.: 119439099
Energy Performance Indicator: 567.47 kWh/m²/yr

Entrance Hall:	1.8m x 0.8m
Living Room:	4.5m x 3.5m
Kitchen:	4.0m x 3.5m
Bathroom:	2.5m x 1.8m
Hall:	6.0m x 1.0m
Bedroom 1:	4.5m x 3.1m
Bedroom 2:	3.6m x 2.5m
Bedroom 3:	2.5m x 2.5m
Bedroom 4:	3.3m x 2.4m

A.M.V. €100,000

Legal: Carly Fletcher, Lombard Cullen & Fitzpatrick, 10 McDermott Street, Gorey, Co. Wexford Tel: 053 942 1324

The above particulars are issued by QUINN PROPERTY on the understanding that any negotiations whatsoever concerning the property are conducted through QUINN PROPERTY. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.