

Ref: 9131

PARK ROAD, CAMOLIN, ENNISCORTHY, CO. WEXFORD Y21 H281

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Most Attractive Seven Bedroom Dormer Bungalow With Mature And Spacious Gardens For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to present this charming and spacious four bedroom residence to the market. Ideally located just a short stroll from the bustling village of Camolin, this property enjoys all the benefits of a peaceful and tranquil setting while remaining close to essential amenities. The local village of Camolin has a wide range of services to include primary school, artisan food and coffee shops, pubs, GAA Club, crèche and the renowned Cois na hAbhann, Restaurant, Shop and Garden Centre. Situated 6km from Craanford with similar facilities and 14km from Gorey with an extensive array of boutique shopping, amenities and excellent daily commuter services with Bus Eireann, Wexford Bus and the local train station.

Beautifully designed and well-proportioned throughout, this home offers generous living space, perfectly suited to modern family life. Accommodation to this property comprises of a welcoming sitting room, a large open-plan kitchen/dining area with adjoining sun room, a utility, W.C., four bedrooms, one of which would be suitable for a home office and a family bathroom on the ground floor. Upstairs, you'll find three bright and spacious bedrooms and one further room providing versatile accommodation to suit a range of needs and further enhancing the property's generous living space.



OUTSIDE:

Set on beautifully maintained and mature grounds, this exceptional residence enjoys picturesque views of the surrounding countryside. A gravel driveway leads to the property, extending around the residence and providing ample off-street parking. The grounds are framed by attractive stone walls and an abundance of mature trees, shrubs and well-stocked flower beds, creating a private and tranquil setting. Expansive lawns offer plenty of space to enjoy the outdoors, while a west-facing patio to the rear provides the perfect setting for al fresco dining and outdoor entertaining, making the most of the evening sunshine. Completing the grounds are a potting shed and a substantial block-built shed/workshop, ideal for gardening enthusiasts, hobbyists or those requiring additional storage space.



SERVICES AND FEATURES:

Private Well
Septic Tank
Oil Fired Central Heating
Property Extends To: C. 219m²
Built: C. 1990
Outside tap

BER DETAILS: TO FOLLOW

BER:
BER No.:
Energy Performance Indicator: kWh/m²/yr



Accommodation comprises as follows:

Entrance Hall:	8.0m x 4.7m	Carpet flooring, stairs to first floor.
Living Room:	4.5m x 5.0m	Carpet flooring, bay window, feature fireplace with open fire.
Kitchen / Dining Room:	7.5m x 4.2m	Tiled flooring, fitted units at waist and eye level, electric cooker, tiled splashback, extractor fan, plumbed for dishwasher, triple aspect, feature brick fireplace.
Sun Room:	3.7m x 4.2m	Tiled flooring, abundance of natural light, French Doors to rear patio.
Utility:	1.8m x 3.0m	Tiled flooring, fitted units at waist and eye level, door to rear patio.
W.C.:	1.2m x 1.9m	Tiled flooring, W.C., W.H.B.
Bathroom:	1.9m x 3.0m	Fully tiled, W.C., W.H.B., bath with electric shower.
Bedroom 1:	3.9m x 3.3m	Carpet flooring, fitted wardrobes.
Ensuite:	2.2m x 1.3m	Fully tiled, W.C., W.H.B., shower.
Bedroom 2:	3.3m x 3.0m	Carpet flooring.
Bedroom 3 / Office:	2.3m x 3.0m	Carpet flooring.
Bedroom 4:	3.8m x 3.3m	Carpet flooring.
Landing:	6.6m x 4.2m	Carpet flooring.
Bedroom 5:	3.4m x 4.4m	Timber flooring, dual aspect.
Bedroom 6:	3.5m x 4.1m	Timber flooring.
Bedroom 7:	4.0m x 5.2m	Timber flooring, dual aspect.
Room 1:	3.4m x 2.4m	Timber flooring, access to floored attic space.

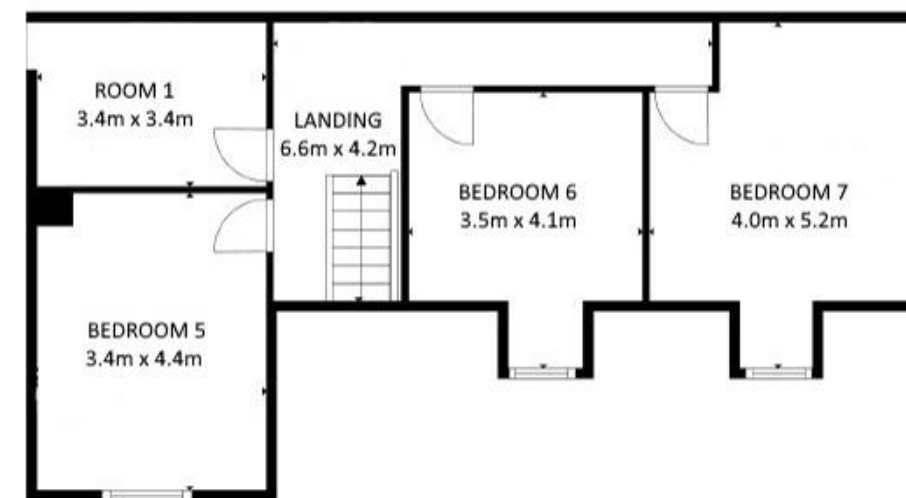


Peace And Tranquility Within Easy Walking Distance Of The Bustling Village Of Camolin

A.M.V. €380,000



FLOOR 1



FLOOR 2

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.