

For Sale

Asking Price: €175,000

**Sherry
FitzGerald**
O'Leary Kinsella



5 Marian Terrace,
Camolin,
County Wexford,
Y21E8A0



sherryfitz.ie



5 Marian Terrace is a charming three-bedroom c.98 sq.m (c.1,055sq.ft) semi-detached bungalow, discreetly tucked away in a peaceful and tranquil setting just moments from the heart of Camolin village.

The property enjoys an exceptionally convenient location, with Camolin offering a wide range of local amenities including a primary school, service stations, bus stop, pubs, shops, nursing home, garden centre, GAA club and football club. The property is situated just off the N11, approximately halfway between the towns of Enniscorthy and Gorey, while the village of Ferns is also just a six-minute drive away.

The accommodation briefly comprises an entrance hall, kitchen/dining room, two reception rooms, family bathroom and three bedrooms. The master bedroom benefits from a private ensuite, providing comfortable and well-appointed living accommodation.

A particular feature of this property is the private, spacious south-facing rear garden, which enjoys beautiful views across the surrounding Wexford countryside. This peaceful outdoor space provides an ideal setting for relaxing, entertaining or simply enjoying the tranquility of the location.

5 Marian Terrace offers an excellent opportunity to acquire a delightful bungalow in a quiet setting while remaining within easy reach of village amenities, the N11 and the larger towns of Gorey and Enniscorthy.



Accommodation

Entrance Hall 2.0m x 1.1m (6'7" x 3'7"):

Hallway 2.5m x 2.7m (8'2" x 8'10"):

Reception Room 1 4.3m x 3.4m (14'1" x 11'2"):

Reception Room 2 2.9m x 4.3m (9'6" x 14'1"):

Kitchen/Dining Room 3.4m x 7.3m (): at widest point

Rear Entrance Hallway 1.1m x 1.9m (3'7" x 6'3"):

Bedroom 3 2.8m x 1.8m (9'2" x 5'11"):

Bathroom 1.8m x 1.5m (5'11" x 4'11"):

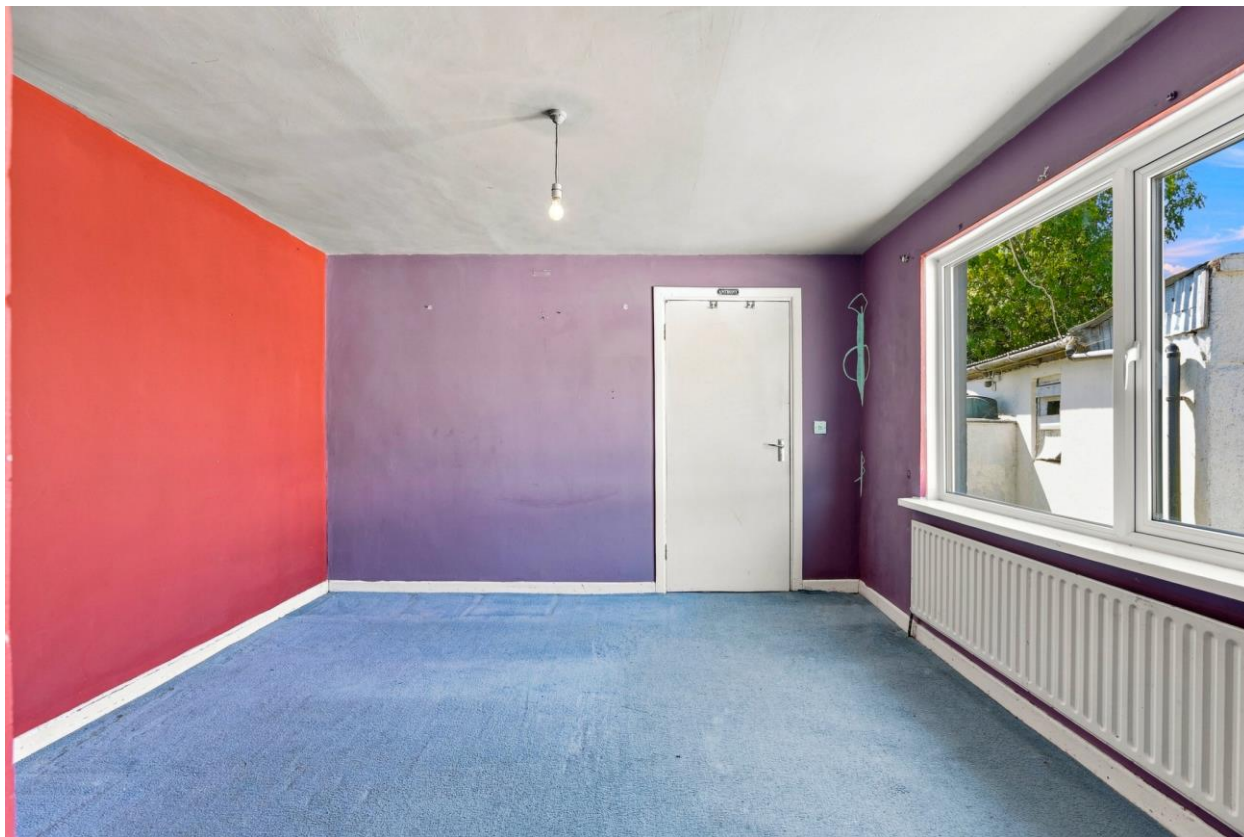
Bedroom 2 2.8m x 2.7m (9'2" x 8'10"):

Master Bedroom (1) 3.7m x 3.4m (12'2" x 11'2"):

Ensuite 1.9m x 2.5m (6'3" x 8'2"):

Storage 1.7m x 2.5m (5'7" x 8'2"):





Special Features & Services

- Three-bedroom semi-detached bungalow 98sq.m (c.1055sqft)
- Large rear garden with huge potential
- Superb location in Camolin village.
- Less than 6km from the M11
- Walking distance of local primary school, Churches, sports facilities, restaurants, pubs, garden centre with café and playground.
- 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.
- Short walk to bus stop on Dublin to Rosslare route.





Directions
Y21 E8A0





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



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.

sherryfitz.ie

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.
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