

Ref: 9180



NO. 3 FATIMA TERRACE, CAMOLIN, CO. WEXFORD Y21 H9P2

QUINN PROPERTY

www.quinnproperty.ie

Charming Two Bedroom Detached Cottage In An Excellent Location For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to present this quaint country cottage to the market. Enjoying a prime position on the outskirts of the thriving village of Camolin, this delightful two-bedroom detached residence offers an excellent opportunity for first-time buyers, those looking to downsize, or investors seeking a property in a convenient and well-connected location.

The village of Camolin offers a range of services and amenities 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 only 5km from Ferns with similar facilities and 10km 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.



Extending to C. 57m², this property is well-laid out and briefly comprises of an entrance hall, kitchen/dining room, utility, living room, two bedrooms and bathroom. The property enjoys a low-maintenance front garden together with a private rear garden, providing an ideal outdoor space for relaxation and entertaining. A substantial block-built outbuilding offers excellent potential as a workshop, hobby room, or additional storage space.

Accommodation comprises as follows:

Entrance Hall:	1.1m x 2.1m	Tiled flooring.
Kitchen / Dining Room:	3.6m x 4.6m	Linoleum flooring, fitted units, built-in cabinets.
Utility:	1.4m x 2.4m	Laminate flooring, fitted units, gas cooker, plumbed for a washing machine.
Hallway:	1.0m x 2.0m	Laminate flooring.
Living Room:	3.6m x 3.4m	Laminate flooring, open fire with feature brick surround, electric stove.
Bedroom 1:	2.6m x 3.6m	Laminate flooring.
Bedroom 2:	2.6m x 2.4m	Laminate flooring.
Bathroom:	1.5m x 1.9m	Fully tiled, W.C., W.H.B., electric shower.





OUTSIDE:

Outside, the property is approached by a concrete driveway providing off-street private parking. To the front, a mature lawn is bordered by established hedgerows, creating an attractive kerb appeal. A concrete pathway surrounds the residence, leading to the private rear garden, which is laid out in mature lawns and offers space for to create an outdoor retreat. A substantial block-built outbuilding further enhances the property's appeal, presenting a wealth of potential. Whether utilised as a workshop, hobby room, home gym, or for additional storage, this versatile space is a valuable addition and offers endless possibilities to suit a variety of needs.



SERVICES AND FEATURES:

Mains Water
Mains Sewage
Oil Fired Central Heating
Property Extends To 57.9m²
Built 1970



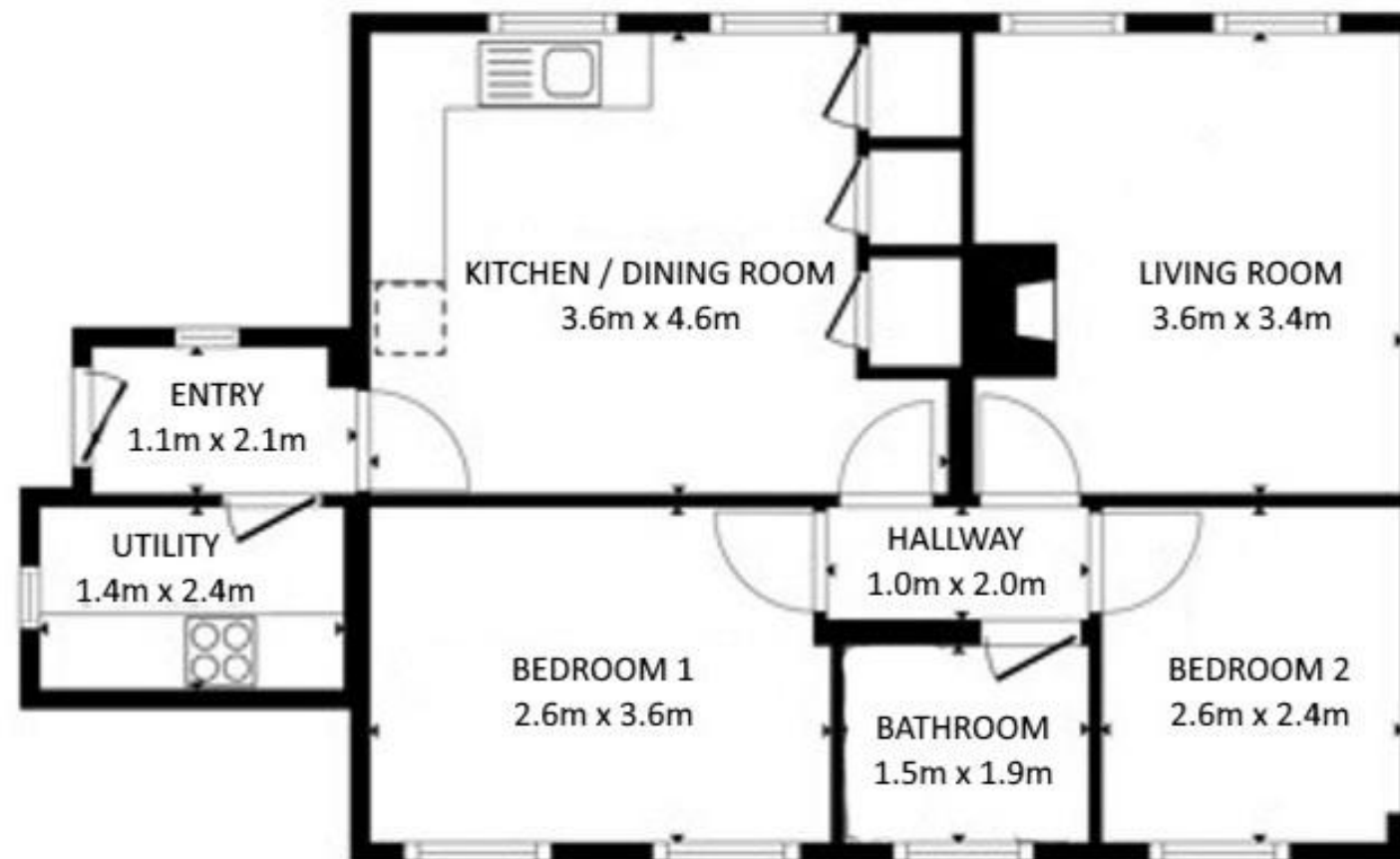
BER DETAILS:

BER: G
BER No. : 119470185
Energy Performance Indicator: 485.91 kWh/m²/yr



Delightful Two Bedroom Cottage With Picturesque Countryside Views - Early Viewing Is Highly Advised

A.M.V. €200,000



FLOOR PLAN



GROSS INTERNAL AREA
FLOOR PLAN 59.5 m²
TOTAL : 59.5 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.