

Ref: P3741



MEDOPHALL, CAMOLIN, CO. WEXFORD Y21 E6K1

**QUINN PROPERTY**

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# Charming 2/3 Bed "Olde Worlde" Single Story Cottage On a Mature C. 1.5 Acre Site

## For Sale By Private Treaty



### LOCATION:

Enjoying a pleasant rural setting only 5km off the N11 at Camolin, 2km from Ballyoughter and only 15km south of Gorey. Ballyoughter village has a primary school and church and both Camolin and Ballycanew host a good range of services and amenities, with Camolin located on the main Dublin to Wexford bus route. The property is ten minutes drive from Gorey Town which offers all amenities including both primary and secondary schools along with a superb range of leisure facilities such as Courtown & Ballymoney Golf Clubs and many of north Wexford's finest beaches. Gorey has excellent commuter services with the N11 allowing for an easy commute of one hour to Dublin.



### DESCRIPTION:

The original cottage, which is in excess of 100 years old, has been renovated and extended in recent years. The property is presented in good condition throughout while retaining many unique features.

The accommodation comprises of:

Front Porch:	2.1m x 1.7m	Terracotta tiles, double doors to living room
Livingroom:	5.0m x 4.0m	Carpet, vaulted ceilings, skylight, feature fireplace with solid fuel stove
Kitchen:	4.1m x 2.6m	Tiled floor, electric hob & oven, fitted waist level units, washing machine, fridge, dresser, double doors to sunroom/ dining area
Sunroom:	4.0m x 3.0m	Wooden floors, French doors to mature gardens
W.c.:	2.2m x 1.7m	Marley flooring, w.c., w.h.b., shower, hotpress
Bedroom 1:	5.0m x 2.7m	Carpet, vaulted ceiling, fitted wardrobes
Bedroom 2:	2.9m x 2.6m	Carpet, vaulted ceiling, open fire





### OUTSIDE:

Standing on C. 1.5 acre mature site with ample parking to front & side with attractive lawns and shrubbery to the rear and mature wooded area to the side.

### SERVICES AND FEATURES:

Private Well  
Septic Tank  
Electric Storage Heating  
Double Glazed Windows  
Many Original Features  
All Furniture & Contents Included In Sale  
Mature Private Gardens  
Property Extends To: 65.18m<sup>2</sup>  
Built: 1930

### BER DETAILS:

BER G

BER No. 112275128

Energy Performance Indicator: 899.23 kWh/m<sup>2</sup>/yr

### DIRECTIONS:

From the M11 take the Exit 23 and follow signs for Ballycanew, taking the right after Springmount Garden (signpost for Ballyoughter & Camolin). Take left at Ballyoughter crossroads, first right after Ballyoughter church then take first left and property is on the right hand side with **QUINN** PROPERTY sale board. Alternatively from Clough proceed through Ballyoughter, after 1km turn right (signed for Camolin), next left and after 300 meters the property is on the right hand side with a **QUINN** PROPERTY sale board.

**A.M.V. €170,000**



# QUINN PROPERTY

www.quinnproperty.ie

Gorey: 053 94 80000  
Email: sales@quinnproperty.ie

Carnew: 053 94 26234  
Email: info@quinnproperty.ie



*IDEAL AS PERMANENT/HOLIDAY HOME*

*VIEWING IS HIGHLY RECOMMENDED AND BY APPOINTMENT ONLY*

The above particulars are issued by Quinn Property on the understanding that any negotiations whatsoever concerning the property are conducted through him. 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.

26 Main Street, Gorey, Co. Wexford Y25DP60

PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

