

Ref: P5750

BOLEY LOWER, CAMOLIN, CO WEXFORD, Y21 V4HO

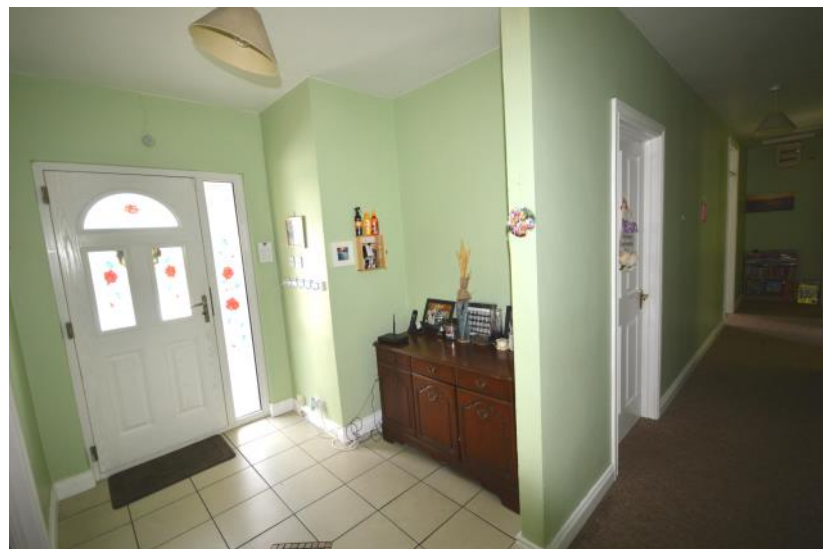


QUINN PROPERTY

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WELL PRESENTED 4 BED BUNGALOW WITH DETACHED GARAGE ON C. 0.5 ACRE SITE IN AN IDEAL COUNTRY SETTING

For Sale By Private Treaty



LOCATION: The property is located 600m from Boley and Lara Folliard Equastrian Centres, 1km off the Camolin / Craanford Road, 6km from Craanford and 3km from Camolin Village. Camolin boasts many amenities to include service stations, shops, primary schools, church and the award winning Cois Na hAbhann Garden Home and Lifestyle Centre. There are an array of woodland walks nearby and the Village has an active GAA and Soccer Club. Gorey is 12km away with a host of additional amenities, restaurants, hotels, secondary schools, shops and leisure activities. The M11 is less than five minutes away, south county Dublin is a comfortable 45 minute drive and Dublin Airport can be reached within an hour.

DESCRIPTION: Constructed in 1980 this family home extends to C. 117 m² and is presented in very good condition throughout. It sits on a private mature C. 0.5 Acre site with lands to the front and side of the house and a yard to the rear. There are trees, hedges and shrubs to either side defining the boundary. This property also benefits from a detached garage C. 27.5 .m²



The accommodation comprises as follows:

Entrance Hall:	3.5m x 2.5m	Tiled floor
Inner Hallway:	7m x 3m	Carpet, shelved hotpress
Sitting Room	3.8m x 3.6m	Laminated Flooring & open fire
Kitchen/Diner:	7.2m x 3.5m	Fitted units, breakfast bar, dishwasher, fridge freezer, electric oven gas hob, extractor fan, solid fuel stove and tiled floor.
Utility Room:	2m x 1m	Tiled Floor, shelving, plumbed for washing machine.
Bedroom 1:	3.6m x 3.1m	Laminated flooring, fitted wardrobes
Bedroom 2:	3.6m x 3.1m	Carpet, fitted wardrobes
Bedroom 3:	3.3m x 2.7m	Laminated flooring, fitted wardrobes.
Bedroom 4 :	3.3m x 2.6m	Laminated flooring
Bathroom:	3.3m x 1.8m	Fully tiled with electric shower, corner bath, w.c., w.h.b.
Detached Garage:	5.5m x 5m	Concrete built lofted garage





OUTSIDE: The residence sits on C. 0.5 Acre site. There are lawned areas to the front and side with a yard to the rear and ample parking. The property has the benefit of a lofted garage / workshop, measuring 5.5m x 5m. There is a pump house, glass house and a steel garden shed.



SERVICES AND FEATURES:
Duel Fuel Central Heating
Private Well
Septic Tank
Solar Panels

Property Extends To: 117m²
Built: 1980



BER DETAILS:

BER: C3

BER No. 103020996

Energy Performance Indicator: 219.65 kWh/m²/yr



Ideal Family Home In An Idyllic Country Setting, Viewing Is By Appointment Only

A.M.V. €275,000

QUINN PROPERTY

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DIRECTIONS:

Follow the Eircode: Y21 V4H0

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26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

