

Ref: P5805

# 'HILLVIEW', CARRIGLEGAN, CAMOLIN, CO. WEXFORD Y21 DF10



**BER** **C2**

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# ATTRACTIVE 4 BED DETACHED HOUSE WITH GARAGE AND SPLENDID VIEWS ON C. 1.06 ACRE SITE For Sale By Private Treaty

## LOCATION:

Located in a rural setting, this large family home is 500 meters off the Camolin / Carnew road (R772), 5km from Camolin and Craanford, 8km from Carnew, 12km from Gorey and 10km from Ferns. It is located in a scenic area that offers equestrian pursuits with Butterfly Farm stables and Boley Equestrian Centre close-by and nature walks in nearby Askamore Woods. Both Camolin and Craanford offer a good selection of amenities to include primary schools, churches, pubs, GAA grounds, while Gorey offers an extensive choice of all amenities. The property is approximately an hour's drive to South Co. Dublin.

## DESCRIPTION:

Built in 2005 and extending to 139m<sup>2</sup>, the property sits on a generous c. 1.06 acre site and enjoys breathtaking views of Sliabh Bhui and the surrounding countryside. Accessed via wrought iron entrance gates, a gravelled driveway with lawns and mature trees lead to the house where there is a further lawn to the rear with a block built garage with roller shutters and a pitched roof, 2.93m x 3.81m and two patio areas. There is also enclosed patio area in a corner of the rear garden, another angle to appreciate the views and surrounding countryside. The house is presented in very good condition throughout with accommodation to include:



Entrance Hall:	1.95m x 1.99m	Tiled floor
Hall at widest point:	4.36m x 2.44m	Tiled floor, radiator
Downstairs W.C.:	1.83m x 0.96m	Tiled floor and walls, wc, whb, radiator
Kitchen:	3.36m x 3.15m	Pine floor, fitted kitchen with waist & eye level units, tiled splashback, Hotpoint dishwasher, Hotpoint fridge, Zanussi oven, Belling hob, extractor fan
Sitting room:	4.12m x 3.35m	Pine floor, fireplace with stove
Dining room:	2.56m x 3.11m	Pine floor, double doors to well proportioned patio with views
Utility room:	1.67m x 1.82m	Tiled floor, tiled splashback, fitted waist & eye level units, Bosch washing machine, door to rear garden
Study:	3.01m x 2.77m	Carpet, shelving
Living Room:	4.07m x 3.34m	Carpet, fireplace with open fire
Landing:	1.36m x 1.93, 1.11m x 0.85m and 1.11m x 1.07m	





Master Bedroom: 3.36m x 3.06m Carpet.  
En-suite: 0.95m x 2.58m Tiled floor & walls, wc, whb, Power shower  
Hot Press: 0.67m x 0.98m Shelving  
Bedroom 2: 3.37m x 3.58m Carpet, fitted wardrobe, shelving  
Bedroom 3: 3.32m x 2.94m Carpet  
Bedroom 4: 3.38m x 3.53m Carpet, fitted wardrobe



**SERVICES AND FEATURES:**  
Oil Fired Central Heating  
Private Water  
Septic Tank  
Double Glazed Windows  
Block Built Garage  
Property Extends To: 139m<sup>2</sup>  
Built: 2005  
Rural Setting With Splendid Views



**BER DETAILS:**  
BER: C2  
BER No. 115382913  
Energy Performance Indicator: 193.09 kWh/m<sup>2</sup>/yr



Viewing Is Highly Recommended And By Appointment Only With The Auctioneer

**A.M.V. €360,000**





26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA No. 002020



34 Main Street, Carnew, Co. Wicklow Y14XW25

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