

Ref: P6595

NO. 8 LIMERICK ROAD LOWER, CAMOLIN, CO. WEXFORD Y21 FC94



BER D2

QUINN PROPERTY

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Well-Maintained Two Bedroom Residence In A Charming Village Setting For Sale By Private Treaty



LOCATION:

No. 8 enjoys an excellent village setting along Limerick Road, just off Camolin's main street. Camolin is a well located bustling village offering a wide range of amenities to include service stations, shops, primary schools, churches, pubs and the award winning Cois Na hAbhann Garden Home & Lifestyle Centre. There are an array of woodland walks nearby and the village has an active GAA and Soccer Club. Gorey is 12km drive away with a wealth of additional amenities such as restaurants, hotels, primary & secondary schools, shops and leisure activities. The M11 is less than five minutes drive leaving South County Dublin a comfortable hours' drive. Commuter Services such as Wexford Bus and Bus Eireann offer convenient hourly services.



DESCRIPTION:

This property offers a wonderful opportunity to reside in the bustling village of Camolin. The property will have a broad appeal across a variety of buyer types and first time buyers and investors will also be drawn. Accommodation is bright and well-presented and comprises as follows:



Living Room:	4.8m x 3.6m	Laminate flooring, solid fuel stove
Kitchen/Dining:	3.8m x 3.8m	Marley flooring, fitted waist & eye level units, electric cooker extractor fan
W.C.:	2.6m x 1.4m	W.C., W.H.B., shower
First Floor:		
Bedroom 1:	3.6m x 2.4m	Carpet
Bedroom 2:	2.7m x 2.7m	Carpet



OUTSIDE:

There is a concrete yard to the rear of the property complete with a fuel shed. There is separate access to the rear and there is ample parking to the front of the property.

SERVICES AND FEATURES:

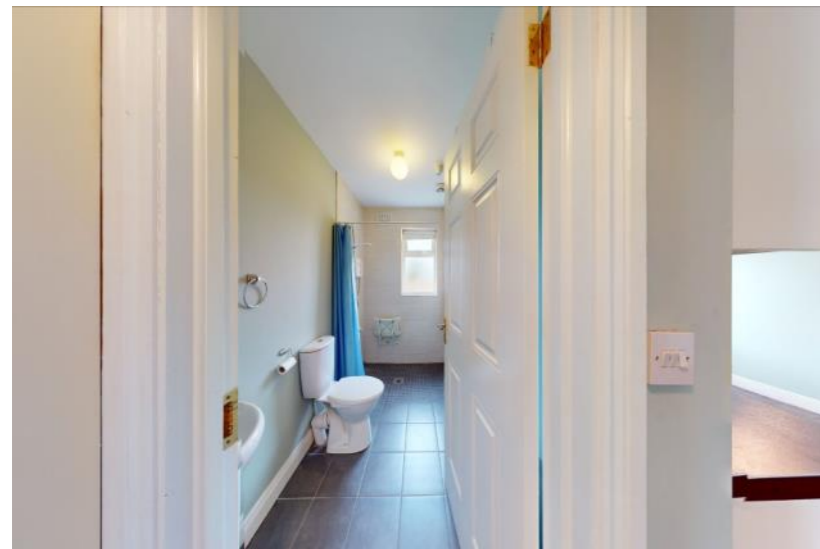
Mains Water

Mains Sewage

Solid Fuel & Electric Heating

Extends To: C. 64m²

Built: 1920



BER DETAILS:

BER: D2

BER No. 116783135

Energy Performance Indicator: 547.09kWh/m²/yr



Centrally Located Property Close To Main Street Amenities

Viewing Is Highly Recommended

A.M.V. €140,000

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26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

