



# SEAMUS COX & CO

~ESTATE AGENTS ~ CHARTERED SURVEYORS ~ VALUERS~

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**FOR SALE BY PRIVATE TREATY**

**CONVENIENTLY LOCATED 3 BEDROOM END OF TERRACE  
HOUSE IN CLOSE PROXIMITY TO ALL LOCAL AMENITIES  
OFFERING INCREDIBLE VALUE AND INVESTMENT  
POTENTIAL!!!**



**No.1 BREAKLEY WAY, FIVEMILETOWN**

- Double Glazed Windows
- Full Oil Fired Central Heating
- Close to all Local Amenities
- Garden Area To The Front & Rear
- Early Viewing Highly Recommended
- **Ideal for Investors & first time buyers alike**

**OFFERS AROUND £60,000**

No.1 Breakley Way, Fivemiletown comprises a 3-bedroom End terrace house situated within in close proximity to Fivemiletown and all local amenities. This property offers outstanding value and is ideal for first time buyers or indeed investors alike.

**VIEWING COMES HIGHLY RECOMMENDED BY THE AGENT**

### **ACCOMODATION**

**Living Room:** 15'7'' x 10' 4''. Open fireplace with brick surround. Television and telephone point, Laminate flooring and window blinds.



**Kitchen / Dinning:** 9'3'' x 13'. Modern High & Low Level Kitchen Units. Single drainer stainless steel sink unit, partly tiled floors.



**Bedroom 1:** 6'6'' x 13'5'' Newly fitted wooden floor, with pine door and skirting.



**Bedroom 2:** 9'5'' x 6'7''. Newly fitted wooden floor, with pine door and skirting.

**Bedroom 3:** 8'8'' x 12'9''. Large Bedroom with wooden floor, pine skirting and door and window blinds.



**Bathroom:** 5'4'' x 8'. Newly fitted white suite with pedestal wash hand basin and close coupled WC, separate electric shower with tiled walls.



**Services:** All Mains Services Installed.  
**N.B THE SERVICES, HEATING SYSTEMS OR APPLIANCES HAVE NOT BEEN TESTED AND NO WARRANTY CAN BE GIVEN OR IMPLIED AS TO THEIR WORKING ORDER**  
**MORTGAGE ADVICE IS AVAILABLE THROUGH OUR IN-HOUSE FINANCIAL ADVISER**

**SEE OUR PROPERTIES ON LINE AT:**

**[www.seamuscox.com](http://www.seamuscox.com)**

**Email address: [seamuscox@btconnect.com](mailto:seamuscox@btconnect.com)**

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