

SEAMUS COX & CO

~ESTATE AGENTS ~ CHARTERED SURVEYORS ~ VALUERS~

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FOR SALE BY PRIVATE TREATY

HIGHLY IMPRESSIVE 3 BEDROOM SEMI DETACHED RESIDENCE
WITH DETACHED GAGAGE SITUATED WITHIN A CONVENIENT
RURAL AREA



1 KILYVEAGH GLEBE, MONEA

- Full Oil Fired Central Heating / Double Glazed Windows & Doors
- 3 Bedrooms (master With En-Suite) / 1 reception
- Outstanding Internal Decoration- no expense spared!!
- Large high Quality Kitchen, & Utility, with Built In Appliances
- Spacious Landscaped site with ample parking & Detached Garage
- Convenient Location close to all amenities – 6 Miles Enniskillen / 3 Miles Derrygonnelly

PRICE: OFFERS AROUND £195,000

VIEWING: BY APPOINTMENT WITH THE AGENT

No. 1 Kilyveagh Glebe, Monea comprises an exceptionally well-presented 3-bedroom semi detached residence with detached garage. This property is decorated & maintained to the highest of standards throughout- with very high quality fixtures & fittings. The property has 3 bedrooms (Master with En-Suite) and 1 reception in addition to a large kitchen diner, utility room & sep w.c. Situated within a quiet yet convenient secluded development the property boasts ample parking & Spacious Landscaped garden areas in addition to views over the open countryside.

**** EARLY VIEWING COMES HIGHLY RECOMMENDED BY THE AGENT****



Entrance Hall: 18'3'' x 7'10'' (WP). Large Understairs Storage/Cloaks. Porcelain Tiled Floor. Telephone Point.



Living Room: 12'5'' x 12'8''. TV & Telephone Points. Very Well Decorated. Open Fire Place with Very High Quality Wood Surround/Cast Iron Insert & Granite Hearth. Feature Bay Window.



Kitchen/Dining: 20'8'' x 9'11''. Excellent Range of High & Low Level Units with Built in Fridge Freezer & Oven Hob with Extractor Fan Over. Dishwasher & Wine Rack. Single Drainer SS Sink Unit with Salad Bowl. Chinese Slate Flooring. Part Tiled Walls. Ample Dining Space. TV Point. Glass Display. Sliding Doors Out to rear garden area.



Utility Room: 9'9" x 5'2". Range of Low Level Units. Plumed For Washing Machine. Space for Tumble Dryer. Single Drainer Stainless SS Unit. Part Tiled Walls. Chinese Slate Flooring.

Separate W.C. 5'10" x 3'2". Close Coupled WC, Pedestal Wash Hand Basin.

UPSTAIRS:



Bathroom:



8'8" x 9'11". High Quality White Suite Comprising of Close Coupled WC, Pedestal Wash Hand Basin & Panelled Bath. Separate Fully Tiled Shower Cubicle with Electric Shower. Part Tiled Walls. Cushion Vinyl Flooring.



Landing Area: 7'10" x 8'11". Hotpress Off.

Bedroom 1:



11'7" x 11'4". Very Well Decorated. TV & Telephone Points.



Ensuite: 6'5" x 6'5" (WP). Close Coupled WC, Pedestal Wash Hand Basin. Separate Fully Tiled Shower Cubicle. Cushion Vinyl Flooring.

Bedroom 2:



10'1" x 9'11".



Bedroom 3: 10'2'' x 9'10''.



Outside



- Spacious Landscaped Garden Area to side, Patio Section, pond, tarmac driveway front side & Rear, space for 3 + cars, outside tap, fully enclosed rear.
- **Detached Garage: 20'7'' x 12'7''.** Roller Door, Side Door & Window.



SERVICES Mains Water, Electricity and Drainage

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

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