



SEAMUS COX & CO

~ESTATE AGENTS ~ CHARTERED SURVEYORS ~ VALUERS~

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FOR SALE BY PRIVATE TREATY

Exceptional New 4 Bedroom Detached Residence with Detached Garage Set In A Secluded Residential Development Within a Gentle Stroll of All Amenities of Kinawley Village



10 LISMONAGHAN PARK, KINAWLEY

- Full Oil Fired Heating / uPVC Double Glazed Windows & Doors
- 4 Bedrooms (Master With En-Suite) 2 Receptions
- High Quality Kitchen with Appliances & Utility
- Very Spacious Accommodation
- Private Rural Village Location / Spectacular Views of Surrounding Countryside
- TURNKEY FINISH OPTION @ £235,000

PRICE: OFFERS AROUND £215,000 (Shell)
VIEWING: BY APPOINTMENT WITH THE AGENT

Number 10 Lismonaghan Park Comprises an Exceptionally Well Appointed New 4 bedroom Detached Home with detached Garage Set In A Private Residential Development Within a Gentle Stroll To All Amenities of Kinawley Village. The Property offers excellent space for the modern Family, currently available as a shell Finish (With Kitchen & Utility Fitted) the property can also be finished to a Full Turnkey Solution comprising, All Sanitary Ware, Fireplace, Floor Tiling, Wall Tiling, and Painting.

ACCOMODATION DETAILS

Entrance Hall: 13'0'' x 9'6''. Open Spindale Pine Staircase Off, leads to spacious landing with Hot-Press Off.



Living Room: 16'9'' x 12'10''. T.V. & Telephone Points. Bright Spacious Reception Room. Provision for Open Fire Place.



Kitchen/Dining: 22'8'' x 11'10''. Range of Shaker Style high & Low-level units, laminate worktop & PVC doors. Single Oven with Grill, 4 ring electric hob with SS Extractor Fan over, built in fridge freezer & Dishwasher. Ample Dining Space.



Dining Room/Study: 14'9" x 13'0". Patio Doors Leading Outside.



Shower Room: 12'6" x 5'6". Provision for WHB, WC & Shower Cubicle.

Utility: 12'6" x 6'3". Laminate worktop & uPVC doors. Range high & Low Level Shaker Style Units. Space For Washing Machine & Tumble Dryer.

UPSTAIRS

Bedroom 1: 12'10" x 12'2". Large Built in Wardrobes

En-Suite: Provision for WHB, WC & Separate Shower.



Bedroom 2: 12'10" x 11'0" Large Built in Wardrobes

Bedroom 3: 12'5" x 11'0" Large Built in Wardrobes



Bedroom 4: 13'4'' x 9'8'' Large Built in Wardrobes

Bathroom: 9'0'' x 8'0''. Provision for WC, WHB, Bath & Separate Shower.

Outside:

- **Detached Garage –Roller Door, Side Door & Window.**
- Compact Rear Garden (Lawn)With Patio Section
- Compact Front & Side Garden (Lawn)/ Tarmac Driveway - space for 2/3 cars



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 available through our in-house Financial Adviser.

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