



SEAMUS COX & CO

~ESTATE AGENTS ~ CHARTERED SURVEYORS ~ VALUERS~

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FOR SALE BY PRIVATE TREATY

MOST IMPRESSIVE 3 BEDROOM SEMI-DETACHED RESIDENCE
WITH GARAGE SITUATED WITHIN A POPULAR DEVELOPMENT IN
BELLANALECK



11 THE COMMONS, BELLANALECK

- Full Oil Fired Central Heating / Double Glazed Windows & Doors
- 3 Bedrooms (master With En-Suite)
- Outstanding Internal Decoration
- Large high Quality Kitchen with Built In Appliances
- High Quality Sanitary Ware
- Good Sized Garden Areas/timber Decked Patio Section/Detached Garage
- Convenient Location close to all local amenities & Lough Erne

PRICE: OFFERS AROUND £185,000

VIEWING: BY APPOINTMENT WITH THE AGENT

No. 11 The Commons offers an exceptional 3 bedroom semi-detached residence with Garage situated within a popular development. This property is decorated & maintained to the highest of standards throughout- with high quality fixtures & fittings. The property has 3 bedrooms (Master with En-Suite) and 1 reception. Situated on a Mature site the property boasts ample parking with good-sized garden areas surrounding the property.

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

Entrance Hall: 8'8'' (WP) x 19'4'' (WP). Telephone Point. Fully Tiled Floor. Large Understairs Storage. Spacious Landing Area with Hotpress Off.

Living Room: 11'10'' x 16'4''. Open Fire Place with Attractive Wood Surround, Cast Iron Insert & Granite Hearth. Well Decorated Room. TV & Telephone Points.



Kitchen/Dining: 21'0'' x 10'5''. Excellent Range of Modern Shaker Style High & Low Level Units. Built in Oven Hob with Extractor Fan. Built in Dishwasher, Washing Machine & Fridge Freezer. Part Tiled Walls, Fully Tiled Floor. Ample Dining Space. Patio Doors out to Decked Patio Section. TV Point.



Separate W.C.: 4'6'' x 4'6''. Close Coupled WC, Pedestal Wash Hand Basin.

UPSTAIRS: 

Bathroom: 7'9'' x 10'4''. High Quality White Suite Comprising of Close Coupled WC, Pedestal Wash Hand Basin & Panelled Bath with Telephone Shower Over. Separate Shower Cubicle (Electric). Fully Tiled Walls & Floor. T&G Pine Ceiling.





Bedroom 1: 12'10'' x 10'4''. TV & Telephone Points.



Ensuite: 8'4'' x 3'3''. White Suite Comprising of Close Coupled WC, Pedestal Wash Hand Basin & Separate Shower Cubicle (Electric).

Bedroom 2: 12'8'' x 11'8'' (WP). TV & Telephone Points.

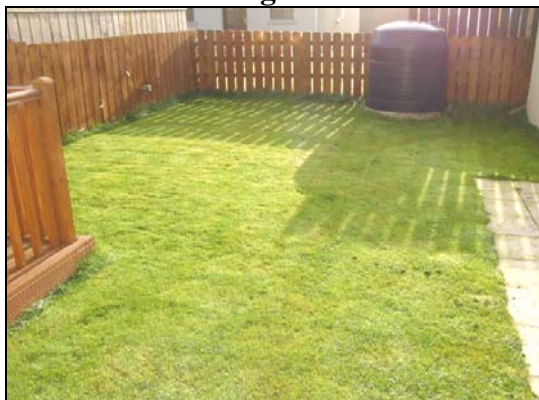


Bedroom 3: 10'8'' x 10'9'' (WP). TV & Telephone Points.

Outside



- Enclosed Rear Garden Area, Mainly Lawn
- Timber Decked Patio Section
- Neat Front Garden – Lawn
- Tarmac Drive – Space For 2+ Cars
- **Detached Garage 17'10'' x 10'5''.**



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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Seamus Cox & Co for themselves and for the Vendors of this property whose agents they are giving notice that (i) the particulars are set out as a general outline only for the guidance of the intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given, without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Seamus Cox & Co has any authority to make or give any representation or warranty whatever in relation to this property.