

SEAMUS COX & CO

~ESTATE AGENTS ~ CHARTERED SURVEYORS ~ VALUERS~

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FOR SALE BY PRIVATE TREATY

**UNIQUE SPLIT LEVEL 4 BEDROOM DETACHED HOUSE WITH
GARAGE OFFERING **BREATHTAKING VIEWS** OVER LOUGH
ERNE AND ENNISKILLEN'S TOWNSCAPE**



13 Barrenderry Heights, ENNISKILLEN

- Full Oil Fired Central Heating / UPVC Double Glazed windows & Doors
- 4 Bedrooms, 1 Reception
- Large Basement Area with potential for conversion (Subject to Approvals)
- Unique yet functional design
- Spacious Site with detached Garage & private mature Garden Areas
- **Exceptional views over Enniskillen & Lough Erne**

PRICE: OFFERS AROUND £295,000

VIEWING: BY APPOINTMENT WITH THE AGENT

No.13 Barrenderry Heights Comprises an impressive 4 bedroom detached split level residence with garage situated in a prestigious location a short distance from the town itself. The property boasts outstanding uninterrupted views over Lough Erne & Enniskillen's townscape. Garden areas are spacious with a large basement area also with potential & a detached garage. This is a rare opportunity to acquire a property with this kind of view & site- so early viewing is highly recommended.

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



Entrance hall: Spacious Hallway split over three levels, access to Basement, Hotpress off.

Living Room: 11'4'' x 14'10''. Incredible views from this room, looking over townscape & Lough Erne. Open Fire Place (Gas) with Marble Surround & hearth. T.V Point.




Kitchen/Dining: 14'10'' x 10'9''. Range of high and low level units Cooker Point. Single Drainer SS Sink Unit. Part Tiled Walls fully Tiled Floor. Ample Dining Space. Incredible Views.



Bathroom: 6'5'' x 5'4''. White Suite. Pedestal WHB. Low flush WC. Panelled Bath. Part Tiled Walls Fully Tiled Floor.



Bedroom 1:  13'9'' x 11'4''. Built in vanity Unit with Pedestal WHB.
Large built in Wardrobe.



Bedroom 2: 10'10'' x 10'9''. Large built in Wardrobe.

Bedroom 3: 10'9'' x 8'8''. Large built in Wardrobe.

Bedroom 4: 8'10'' x 11'4''.

BASEMENT: 29'5'' x 22' Nominal Head height at moment.
Plumbed for Washing Machine-Potential for conversion into 2+ bedrooms & Bathroom subject to approvals.

Outside:



- Detached Garage/Office Measuring 13'9'' x 9'6''. Currently converted for use as a home office, Heating & Power, easy conversion back to Garage.
- Extensive Mature Private Garden Area to rear
- Compact front Garden area with Parking for 2 Cars



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

SEE OUR PROPERTIES ON LINE AT:

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