



SEAMUS COX & CO

~ESTATE AGENTS ~ CHARTERED SURVEYORS ~ VALUERS~

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FOR SALE BY PRIVATE TREATY

**Charming Exceptionally Well Appointed 3 Bedroom 4
Reception Detached Bungalow Situated on a Large Mature Site
Offering Excellent Views**



DRUMSROOHILL, FLORENCE COURT

- Full Oil Fired Central Heating Upvc Double Glazed Windows & Doors
- Exceptionally Well decorated & Maintained
- 3 Bedrooms / 4 Receptions/ Under-floor Heating Throughout
- Very Spacious Mature Garden areas Surrounding Property
- Spectacular Views of Surrounding Countryside.
- Large Detached Garage / Alarm Installed

PRICE: OFFERS AROUND £249,950

VIEWING: BY APPOINTMENT WITH THE AGENT

Drumsroohill, Florencecourt Comprises a Charming 3 bedroom 4 reception Detached Bungalow with Detached Garage set on a large mature Site some 7 miles from Enniskillen and 1.5 miles from Florencecourt House. The Property is Beautifully Maintained & Decorated internally, offering spacious well laid out accommodation suitable for the modern family's needs. The Roofspace in the property also has the potential for conversion subject to statutory approvals and measures 13'1" x 43'1" (average). Externally spacious landscaped garden areas surround the property offering privacy with uninterrupted views over the countryside. Viewing comes highly recommended



Entrance Hall: 6'9" x 13'0" + 20'8" x 3'3". Laminate Flooring. Hotpress Off. Telephone Point. **Rear Hall:** 3'3" x 7'2". Cloak Room

Living Room: 14'8" x 14'11". Gas Fire Place with Attractive Surround, Marble Insert & Hearth. Laminate Wooden Floor. TV Point.



Sitting Room: 16'3" x 11'8" (WP). Open Fire Place with Attractive Wood Surround & Marble Hearth. Laminate Wooden Floor. TV & Tel Points.

Sun Room/Dining: 11'2" x 7'5". Laminate Flooring. Bright Room with Patio Doors out to Garden Area.



Kitchen: 13'6'' x 10'6''. Stanley Oil Fired Feature Range Cooker. Fully Tiled Floor, Part Tiled Walls. Excellent Range of Hand Build Solid Pine High & Low Level Units. Built in Double Oven Hob & Extractor Fan + Dishwasher.



Dining/Living Room: 16'11'' x 12'0''. T&G Ceiling with Recessed Lighting. Laminate Wooden Flooring. TV Point.



Utility: 6'6'' x 5'10''. Range of High & Low Level Units. Plumed For Washing Machine. Fully Tiled Floor. American Style Fridge Freezer.

Separate W.C: 6'6'' x 3'5''. Close Coupled WC, Pedestal Wash Hand Basin.

Bedroom 1: 9'9'' x 11'8''. Built in Vanity Unit with Wash Hand Basin. Built in Wardrobes. Well Decorated. TV Point.



Bedroom 2: 9'9'' x 9'8''. Vanity Unit With WHB. Built in Wardrobes. Laminate Wooden Flooring.



Bedroom 3: 9'9'' x 9'9''. Laminate Flooring. Vanity Unit With WHB

Bathroom: 6'10'' x 9'9''. High Quality White Suite Comprising of Close Coupled WC, Pedestal Wash Hand Basin & Panelled Bath With Telephone Shower Over. Separate Fully Tiled Shower Cubicle (Electric). Part Tiled Walls, Fully Tiled Floor. T & G Ceiling



Outside:

- Mature Hedging & Fencing Around Perimeter (Fully Enclosed) with Very Spacious Mature level Garden Areas Surrounding
- Tarmac Driveway on Approach + Surrounding Property (Drive around House Facility)
- **Detached Garage** – 20' x 30''. Roller Door. Plumed For WC



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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