

FOR SALE BY PRIVATE TREATY

EXCEPTIONAL 3 BEDROOM END TOWNHOUSE SITUATED WITHIN A POPULAR RESIDENTIAL DEVELOPMENT CLOSE TO ALL LOCAL AMENITIES



19 ASHDALE, ENNISKILLEN

- Full Oil Fired Central Heating.
- Upvc Double Glazed Windows & doors
- Modern well decorated Interior
- 3 Bedrooms (master with En-Suite) / 2 Receptions
- Enclosed Garden Area with Patio Section
- Convenient Location close to all amenities

PRICE: OFFERS OVER £200,000

VIEWING HIGHLY RECOMMENDED: BY APPOINTMENT WITH THE AGENT

No. 19 Ashdale comprises a Spacious 3 bedroom End Terraced residence, located within close proximity to all Enniskillen's amenities. The property offers excellent space for the modern family having 3 Bedrooms and 2 receptions, interior décor is modern & well maintained and the exterior low maintenance. This property would be an ideal first time or investment property.

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

Entrance Hall: 6'7'' x 13'0''. Telephone Point. Understairs Storage. Leads to Spacious Landing Area With Hotpress Off.

Living Room: 13'0'' x 12'6''. Open Fire Palce with Attractive Wood Surround, Cast Iron Insert & Marble Hearth. Laminate Wooden Flooring. TV Point. Exceptionally Well-Decorated Room.



Kitchen: 19'6'' x 11'4''. Excellent Range of High & Low Level Units. Built In Oven Hob with Extractor Fan. Plumed For Washing Machine. Single Drainer Stainless Steel Sink Unit. Part Tiled Walls, Fully Tiled Floor. Patio Doors Leading Out To Rear Garden Area with More Than Ample Dining Space.



UPSTAIRS



Bedroom 1: 12'9'' x 11'4''. Bright Spacious Double Bedroom with En-Suite Off.





En-Suite: 2'11' x 8'0". White Suite Comprising of Close Coupled WC, Pedestal Wash Hand Basin & Separate Fully Tiled Electric Mira Sport Power Shower. Fully Tiled Floor.

Bedroom 2: 9'9" x 11'4". Bright Well Decorated Double Room.



Bedroom 3: 7'10" x 9'10". Built in Wardrobe/Storage Cupboard. Excellent Décor.



Bathroom: 8'2" x 6'5". High Quality White Suite Comprising of Close Coupled WC, Pedestal Wash Hand Basin & Panelled Bath. Part Tiled Walls. Laminate Vinyl Flooring.





OUTSIDE



- Spacious Enclosed Rear Garden Area/Lawn
- Outside Tap/Patio Section
- Compact Front Lawn
- Tarmac Driveway with Space For 2 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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