

# SEAMUS COX & CO

~ESTATE AGENTS ~ CHARTERED SURVEYORS ~ VALUERS~

28 EAST BRIDGE STREET, ENNISKILLEN,  
CO. FERMANAGH, BT74 7BT

TEL: 02866 325553 FAX: 02833325245

[WWW.SEAMUSCOX.COM](http://WWW.SEAMUSCOX.COM)

## **FOR SALE BY PRIVATE TREATY**

WELL APPOINTED 3 BEDROOM SEMI DETACHED PROPERTY WITH GARAGE SITUATED WITHIN A POPULAR RESIDENTIAL AREA CLOSE TO ALL LOCAL AMENITIES



**19 CHANTERHILL PARK, ENNISKILLEN**

- Full Oil Fired Central Heating.
- Upvc Double Glazed Windows & doors
- 3 Bedrooms / 2 separate Receptions
- Spacious Garden Areas
- Ideal Investment /First Time Buy
- Convenient Location close to all amenities

**PRICE: OFFERS AROUND £185,000**

**VIEWING HIGHLY RECOMMENDED: BY APPOINTMENT WITH THE AGENT**

No. 19 Chanterhill Park comprises a 3 bedroom Semi-Detached residence with Garage, located within close proximity to all Enniskillen's amenities. The property offers excellent space for the modern family having 3 Bedrooms and 2 Separate receptions, internally the property is well maintained and the exterior low maintenance. The property also benefits from having spacious garden areas in addition to off road car parking. This property would be an ideal first time or investment property.

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

**Entrance Hall:** Telephone Point. Understairs Storage.

**Living Room:** 11'5'' x 13'8''. Open Fire Place with Brick Surround & Tiled Hearth. TV Point. Door through to Kitchen/Dining Area.



**Kitchen/Dining:** 11'5'' x 18'2''. Range of High & Low Level Units. Plumed For Washing Machine. Built in Oven Hob with Extractor Fan Over. Ample Dining Space. TV Point. Part Tiled Floor & Walls.



### UPSTAIRS



**Bedroom 1:** 9'3'' x 5'10''. Well Decorated.



**Bedroom 2:** 11'4'' x 9'3''. Built in Wardrobe.



**Bedroom 3:** 8'1'' x 9'7'' (Widest Point). Built in Wardrobe.

**Bathroom:**

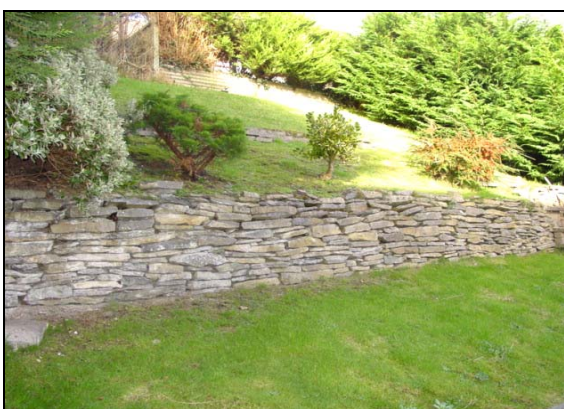


6'9'' x 6'0''. Coloured Suite Comprising of Close Coupled WC, Pedestal Wash Hand Basin & Panelled Bath with Electric Shower Over. Part Tiled Walls, Fully Tiled Floor. Hotpress Off.

### OUTSIDE



- Garage – 9'7'' x 16'2''. Plumed For Washing Machine. Oil Fired Burner Located Within.
- Large Concrete Patio Section - Private Split Level Rear Garden Area/Lawn
- Mature Hedges/Outside Tap/Tarmac Driveway



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.**

**SEE ALL OUR PROPERTIES ON LINE AT:**

**[www.seamuscox.com](http://www.seamuscox.com)**

**Email address: [seamuscox@btconnect.com](mailto:seamuscox@btconnect.com)**

Register your property needs on **[www.seamuscox.com](http://www.seamuscox.com)** and have details of suitable homes sent to you by E-Mail

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 contact; (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.**