

FOR SALE BY PRIVATE TREATY

EXCEPTIONAL NEW 3 BEDROOM SEMI DETACHED RESIDENCE
WITHIN A SECLUDED NEW DEVELOPMENT CLOSE TO LOCAL AMENITIES



No 19 SUNNINGDALE, ENNISKILLEN.

- Full Oil Fired Central Heating
- Upvc Double Glazed Windows & doors
- Builders Finish to Inc. Fully Painted Throughout & Main Bathroom Fitted Out.
- 3 Bedrooms- Master Bedroom with En-Suite
- Utility & Sep W.c
- Secluded location with large garden Areas
- Convenient Location close to all amenities

PRICE ON REQUEST

VIEWING HIGHLY RECOMMENDED: BY APPOINTMENT WITH THE AGENT

No. 19 Sunningdale comprises a New 3 bedroom Semi Detached residence, located in a secluded new development within close proximity to all Enniskillen's amenities. The property offers excellent space for the modern family and only requires Kitchen Fireplace Tiling and some Sanitary Ware to finish. The property also benefits from having spacious garden areas in addition too ample off road car parking.

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

Accommodation Details:

Entrance Hall: 12'5'' x 4'6''. Open Spindale Pine Staircase Off. Understairs Storage. Leads to Landing Area with Hotpress Off.



Living Room: 12'1'' x 14'2'' (Into Bay Window). Provision For Open Fire Place. TV & Telephone Points.



Kitchen/ Dining: 11'11'' x 16'7''. Patio Doors Out Onto Rear Garden Area. TV Point.



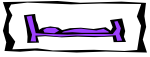
Separate W.C: 4'5'' x 5'1''.

Utility: 7'7'' x 4'10''.

Rear Hall: 3'10'' x 4'9''.

UPSTAIRS

Bedroom 1: 13'1'' (wp) x 10'0''. TV & Telephone Points. 2 Built in Wardrobes.



En-Suite: 8'0'' x 3'5''.

Bedroom 2: 10'6'' x 11'4''. TV Point.



Bedroom 3: 7'8'' x 11'0''

Bathroom: 9'5'' x 6'11''.



OUTSIDE

- Spacious Enclosed Rear Garden Area – Lawn
- Tarmac Driveway – Space For 3 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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