

SEAMUS COX & CO

~ESTATE AGENTS ~ CHARTERED SURVEYORS ~ VALUERS~

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FOR SALE BY PRIVATE TREATY

EXCEPTIONALLY WELL-MAINTAINED DETACHED 4/5 BEDROOM RESIDENCE ON SPACIOUS PRIVATE SITE LOCATED IN A SOUGHT AFTER RESIDENTIAL AREA



2 LAURELVALE COURT, OLD ROSSORRY, ENNISKILLEN

- Double Glazed Windows / Full Oil Fired Central Heating
- 4/5 Bedroom / 3 Receptions
- South Facing Terraced Garden with Panoramic Views over Surrounding Countryside
- Extensive Use of Solid Pine Flooring
- 2 En-Suites
- Underfloor Heating to Kitchen/Utility Areas

OFFERS AROUND £350,000

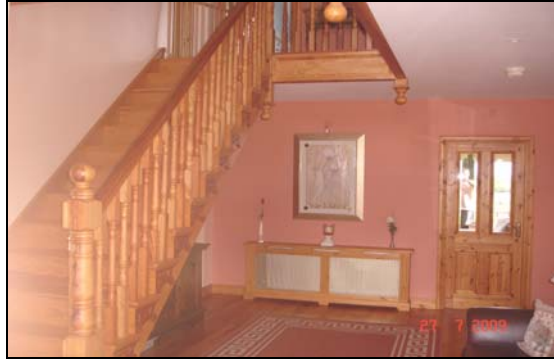
VIEWING: BY APPOINTMENT WITH THE AGENT

2 Laurelvale Court, Enniskillen comprises a spacious 4/5 bedroom, 3 reception detached residence with Garage in exceptional decorative order throughout. The Property is fitted out with high quality fixtures & fittings and has **very** spacious well laid out accommodation. Externally the property is situated on a large Mature Landscaped site, and comprises mature lawn & Shrubbery in addition to ample off road parking. The Property is located within a quiet residential area close to all local amenities.

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

Accommodation Details:

Entrance Hall: 19'3'' x 12'0''. Pine Flooring & Staircase. Telephone Point.



Living Room:



20'6'' x 11'10'' (Bay Window 8'2'' x 3'0''). Open Fire Place with Sandstone Surround & Granite Hearth. Matching Wall Up lighters. Ceiling Cornice Centrepiece. Patio Doors Leading to Rear Garden Area.



Family Room:

13'8'' x 12'0''. Pine Flooring. Patio Doors with Picture Window.

Kitchen:



13'2'' x 12'5''. Extensive Range of High and Low Level Light Oak Kitchen Units, Belling Electric Oven & Hob, Integrated Dishwasher & Fridge Freezer. Recessed Lighting. Fully Tiled Walls & Floor.



Dining Room: 13'6" x 13'2". Open Fire Place with Raised Brick Surround and Hearth. Pine Flooring. French Doors to Kitchen Area.



Utility: 11'10" x 9'7". Range of High & Low Level Units. Plumbed for Washing Machine, Incorporating Separate WC, With CCWC & PWHB. Fully Tiled Floors, Part Tiled Walls.

**Bedroom 5/
Play Room:** 16'2" x 11'9". Built in Double Wardrobe.

UPSTAIRS:

Gallery Landing: 19'3" x 12'0". Stain Glass Windows.

Bedroom 1: 14'8" x 11'10". Double Panelled Radiator. Pine Flooring.



Ensuite: 6'0" x 5'6". High Quality White Heritage Suite Comprising of Close Coupled WC, Pedestal Wash Hand Basin & Separate Shower with Mira Sport Shower Unit. Pine Flooring. Part Tiled Walls. **Dressing Room 5'6" x 5'4"**.



Bedroom 2: 13'5" x 11'10". Pine Flooring. Double Panelled Radiator.



EnSuite: 6'0'' x 5'8''. Heritage White Suite Comprising Close Coupled WC, Pedestal Wash Hand Basin. Separate Shower with Thermostatically Controlled Shower Unit. **Dressing Room:** 5'5'' x 5'8''.

Bedroom 3: 13'2'' x 12'5''. Pine Flooring. Built in Double Wardrobe. Double Panelled Radiator.



Bedroom 4: 13'3'' x 9'6''. Pine Flooring. Double Panelled Radiator.

Bathroom: 12'0'' x 10'0''. (Widest Point). Heritage White Suite Comprising Bath, Pedestal Wash Hand Basin, Close Coupled WC & Separate Shower Cubicle with Thermostatically Controlled Shower Unit. Pine Flooring, Part Tiled Walls. Heated Towel Rail.



Outside:



- Spacious Terraced Garden To Rear
- Raised Patio Area with Panoramic Views Over Countryside
- Detached Garage: 12'8'' x 12'0''. Roller Door
- Ample Parking
- Paved Driveway to Front & Side
- Garden Area Surrounded By Mature Stone Clad Walling



SERVICES Mains Water, Electricity and Drainage

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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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