

FOR SALE BY PRIVATE TREATY

**EXCEPTIONALLY WELL APPOINTED 3 BEDROOM END
TERRACE PROPERTY OFFERING GREAT LAKE VIEWS IN A
CONVIENENT LOCATION CLOSE TO ALL AMENITIES**



2 BRAESIDE PARK, ENNISKILLEN

- Upvc Double Glazed Windows / Full Oil Fired Central Heating
- Very Well Decorated & Maintained Throughout.
- 3 Bedrooms / 1 reception
- Ideal for First Time Buyers or Investors Alike
- Spacious Garden areas Front side & rear.
- Excellent Lake Views
- Convenient Location close to all amenities

PRICE: OFFERS AROUND £160,000

VIEWING: BY APPOINTMENT WITH THE AGENT

No. 2 Braeside Park comprises a very well maintained 3 Bedroom End Terraced Property situated in a very popular and convenient area. The property is fully double glazed and oil fired; internal and external decoration is perfect. The Property also benefits from having mature Front side & rear garden areas in addition to direct lake views. This Property is ideal for those purchasers looking for a property that needs no work doing –Ready to move into!

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



Living Room:



11'11" x 16'1". Laminate Wooden Flooring. Very Well Decorated. Open Fire Place with Attractive Wood Surround, Cast Iron Insert & Tiled Hearth. TV Point.



Kitchen:



10'1" x 11'11". Range of High & Low Level Units. Cooker Point, Plumed For Washing Machine, Space For Fridge Freezer. Single Drainer Stainless Steel Sink Unit. Part Tiled Walls. Ample Dining Space. Great Lake Views From This Room.



Utility:

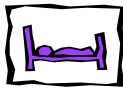
4'11" x 10'5".

Bathroom:



6'5'' x 5'6''. Pedestal Wash Hand Basin, Low Flush WC & Panelled Bath With Electric Shower Over. Part Tiled Walls.

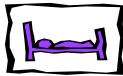
Bedroom 1:



11'10'' x 8'10''. Large Built in Wardrobe.



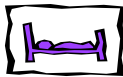
Bedroom 2:



10'5'' x 10'8''. Built in Wardrobe. Great Views From This Room Over Lake.



Bedroom 3:



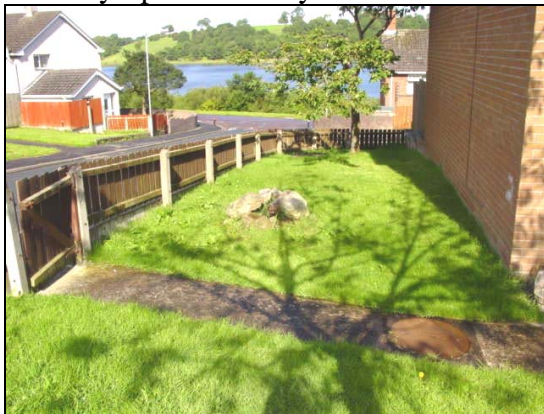
8'4'' x 8'11''. Laminate Wooden Flooring. Large Built in Wardrobe.



Outside:



- Enclosed Rear Garden Area (Concrete)
- Oil Fired Burner & Tank Enclosed
- Very Spacious Fully Enclosed Front & Side Garden Areas.



**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:

www.seamuscox.com

Email address: seamuscox@btconnect.com

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 contract; (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.