



SEAMUS COX & CO

~ESTATE AGENTS ~ CHARTERED SURVEYORS ~ VALUERS~

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FOR SALE BY PRIVATE TREATY

PRESTIGIOUS NEW 5 BEDROOM DETACHED RESIDENCE WITH 2 RECEPTION ROOMS & 3 EN-SUITES IN ADDITION TO A DETACHED TRIPLE GARAGE SITUATED ON A CIRCA 1.8 ACRE SITE OFFERING OUTSTANDING COUNTRYSIDE VIEWS



24A RIGG ROAD, ENNISKILLEN

- Full Oil Fired Heating / Double Glazed Windows
- 5 Bedrooms (3 with En-Suite Provision) / 2 receptions
- Private Rural Location
- Circa 1.8 Acre Site
- Spectacular Views of Surrounding Countryside

PRICE: OFFERS OVER £325,000+
VIEWING: BY APPOINTMENT WITH THE AGENT

Rigg Road, Enniskillen, comprises a substantial New 5 bedroom detached residence with detached double garage situated on a Spacious Site. The property has 5 large bedrooms (3 with en-suite facilities) and 2 spacious reception rooms.

ACCOMODATION DETAILS

- Entrance Hall:** 11'1'' x 11'7''. Fully Tiled Floor. Pine Staircase Off, Leading to First Floor Landing.
- Living Room:** 17'7'' x 11'6''.
- Family Room:** 13'8'' x 14'4''. Fully Tiled Floor. Provision for Fireplace. French Doors leading out to Rear.
- Kitchen/Dining:** 19'2'' x 14'4''. Fully Tiled Floor. Provision for Range Cooker. Plumbed for Dishwasher & Fridge Freezer. Open Plan through to Family Room.
- Utility:** 13'9'' x 5'9''. Plumbed For Washing Machine & Tumble Dryer. Fully Tiled Floor. Cloakroom off with WC & Wash Hand Basin.
- Bedroom 1:** 17'8'' x 11'6''. Ground Floor Bedroom with Wooden Floor and En-Suite Off.
- En-suite:** 3'10'' x 13'4''. Fully Tiled Floor, Part Tiled Walls. Separate WC, Pedestal Wash Hand Basin and Separate Shower Unit.

UPSTAIRS

- Bedroom 2:** 17'7'' x 11'6''. Built in Wardrobe. Dressing Room off measuring 8'9'' x 10'6''. En-Suite off.
- En-suite:** 3'7'' x 10'1''. Fully Tiled Floor, Part Tiled Walls. Separate WC, Pedestal Wash Hand Basin & Separate Shower Unit.
- Bedroom 3:** 13'9'' x 10'5''. Dressing Room and Built in Storage.
- En-Suite:** 5'10'' x 10'5''. Fully Tiled Floor, Part Tiled Walls. Separate WC, Pedestal Wash Hand Basin & Separate Shower Unit.
- Bedroom 4:** 13'9'' x 11'6''. Built in Wardrobe.
- Bedroom 5:** 11'9'' x 11'6''.
- Bathroom:** 13'9'' x 10'5''. Fully Tiled Floor. Provisions in place for all Bathroom Units.

Outside:

- Large Detached Double Garage – 27'8'' x 27'10''.
- Single Garage – 20'1'' x 18'8''.
- Store – 12'1'' x 20'5''. Full Oil Fired Heating and Separate WC + Wash Hand Basin in Store.
- Fully Fenced Garden / Outstanding Countryside Views



Services: All Mains Services Installed.

Your attention is drawn to the fact that we have been unable to confirm whether certain items included in the property are in full working order. Any prospective purchaser must accept that these items may not be in working order and are offered "for sale on this basis"

Mortgage advice available through our in-house Financial Adviser.

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