

FOR SALE BY PRIVATE TREATY

WELL PRESENTED 2 BEDROOM SEMI DETACHED HOUSE
SITUATED WITHIN A CUL-DE-SAC ON THE EDGE OF TOWN



No.25 DRUMBAWN, ENNISKILLEN

- PVC Double Glazed Windows & Doors / Solid Fuel Central Heating
- Modern Fitted Kitchen
- Attractively Finished Interior Décor
- Spacious Corner Site
- Popular Residential Area Of Enniskillen
- Excellent Investment Opportunity / First Time Buy

OFFERS AROUND £128,000
VIEWING BY APPOINTMENT WITH THE AGENT

This attractively appointed 2 bedroom semi-detached bungalow, located within a popular residential area of Enniskillen, in close proximity to the Quinn Direct Call Centre and the site of the new County Hospital, offers an attractively finished interior including an eye-catching modern kitchen, enhanced by its spacious corner site, presents as an ideal investment opportunity or first time buy.

Accommodation Details

Entrance Hall: 16'2 x 5'6. Hot press & cloaks cupboard off. Laminate Wooden Flooring. Archway to Kitchen. Recessed Lighting. Telephone Point.

Lounge: 13'1 x 10'9. Mahogany fireplace surround with tiled inset and hearth, high output back boiler. Laminate Wooden Flooring. T.V. Point. French Doors through to Kitchen/Diner.



Kitchen: 13'4 x 10'3. Traditional style pine fitted kitchen, including dresser unit and glazed display, stainless steel sink unit, integrated fridge freezer, plumbed for dishwasher and washing machine. Part tiled walls, fully tiled floor. Cooker Point with Extractor Fan Over.



Bedroom 1: 10'6 x 10'3. Double built in wardrobe. Laminate Wooden Flooring.



Bedroom 2: 10'2 x 8'7. Built in wardrobe. Cushion Vinyl Flooring.

Bathroom: 7'2 x 6'11. White suite, electric shower over bath, vanity unit, part tiled walls, fully tiled floor.

Outside:

- Parking To Front - Corner Site
- Gardens to Front, Side & Rear/ Mainly Lawn
- Paved Patio/Outside Tap.



SERVICES Mains Water, Electricity and Drainage

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

www.seamuscox.com

Email address: queries@seamuscox.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 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.

