

SEAMUS COX & CO

~ESTATE AGENTS ~ CHARTERED SURVEYORS ~ VALUERS~

28 EAST BRIDGE STREET, ENNISKILLEN,
CO. FERMANAGH, BT74 7BT

TEL: 02866 325553 FAX: 02833325245

WWW.SEAMUSCOX.COM

FOR SALE BY PRIVATE TREATY

EXCEPTIONALLY WELL PRESENTED 3 BEDROOM DETACHED
RESIDENCE WITH GARAGE SITUATED IN A VERY POPULAR AREA JUST
OFF THE MAIN TEMPO ROAD



No. 3 CHERRY VALLEY, ENNISKILLEN

- Full Oil Fired Central Heating
- Upvc Double Glazed Windows & doors
- Exceptionally well decorated & maintained throughout
- High quality Kitchen with Appliances
- Convenient Location on outskirts of Enniskillen close to all amenities
- Large Garden Area to Side & Rear

PRICE: OFFERS AROUND £225,000

VIEWING HIGHLY RECOMMENDED: BY APPOINTMENT WITH THE AGENT

No. 3 Cherry Valley comprises a very attractively finished Modern 3 bedroom detached residence with Garage, decorated and maintained to a very high standard throughout. The property offers excellent space for the modern family. The property also benefits from having spacious garden areas in addition to ample off road car parking. Situated within a quiet residential area the property is within a convenient distance of all local amenities.

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

Accommodation Details:

Entrance Hall: 11'8'' x 6'1''. Well Decorated. Pine Staircase Leading to Landing Area with Hotpress off.



Living Room: 16'8'' x 12'8''. Exceptionally Well-Decorated Room. Solid Wooden Fireplace with Ornate Insert. French Doors Leading Through To Dining Room.



Kitchen: 12'8'' x 16'4''. Fully Tiled Floor. High Quality Solid Pine High & Low Level Units. Feature Breakfast Bar. Built in Oven & Hob. Space For Fridge Freezer & Dishwasher.



Dining: 12'5'' x 9'6''. French Doors Leading Through To Living Area. Conservatory Off. Well Decorated Room.



Utility Room: 9'6'' x 6'9''.

Conservatory: 10'10'' x 9'10''. Solid Wooden Flooring. Patio Door Leading Through To Dining Room.



UPSTAIRS



Bedroom 1:

12'9'' x 13'5'' (WP). Exceptional Décor. Built in Wardrobes.



Bedroom 2:

13'11'' x 9'7''. Built in Units. Well Decorated Room.



Bedroom 3:

12'8'' x 10'7''.



Bathroom:



11'5'' x 6'0''. Fully Tiled Floor, Part Tiled Walls. High Quality Bathroom Suite Comprising of Close Coupled WC, Pedestal Wash Hand Basin & Panelled Bath. Separate Electric Shower Cubicle.



Garage:

19'10'' x 10'8''.

OUTSIDE



- Spacious Side & Rear Garden Areas
- Mature Shrubbery
- Ample Parking Space



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.

SEE ALL OUR PROPERTIES ON LINE AT:

www.seamuscox.com

Email address: seamuscox@btconnect.com

Register your property needs on www.seamuscox.com and have details of suitable homes sent to you by E-Mail

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.