

# SEAMUS COX & CO

~ESTATE AGENTS ~ CHARTERED SURVEYORS ~ VALUERS~

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## FOR SALE BY PRIVATE TREATY

EXCEPTIONALLY SPACIOUS & BEAUTIFULLY PRESENTED 3  
BEDROOM SEMI-DETACHED RESIDENCE WITH GARAGE  
SITUATED WITHIN CLOSE PROXIMITY TO ALL AMENITIES OF  
DERRYGONNELLY VILLAGE



### **3 BLACKESLEE COURT, DERRYGONNELLY**

- Full Oil Fired Central Heating / Upvc Double Glazed Windows & doors
- 3 Spacious Bedrooms (Master with En-Suite) / 2 receptions
- Outstanding Internal Decoration Throughout
- Large high Quality Kitchen with Built In Appliances
- Mature Garden Areas surround /Patio Section/ detached garage
- Rural setting yet Convenient Location within close proximity to all amenities

**PRICE: OFFERS AROUND £165,000**

**VIEWING: BY APPOINTMENT WITH THE AGENT**

No. 3 Blackeslee Court offers a Magnificent 3 bedroom 2 Reception semi-detached residence with Garage situated in a semi rural Development on the outskirts of Derrygonnelly. This property is decorated & maintained to the highest of standards throughout- with high quality fixtures & fittings and fresh modern decor. Situated on a spacious site the property boasts excellent views & mature garden areas, in addition to ample parking.

**\*\* EARLY VIEWING COMES HIGHLY RECOMMENDED \*\***

**Entrance Hall:** 3'9'' x 21'0''. Open Spindale Pine Staircase Off. Open Understairs Storage. Large Built in Cloaks. Telephone Point.

**Living Room:** 12'1'' x 16'0''. Solid Oak Flooring. Well Decorated. Open Fire Place with Attractive Wood Surround & Cast Iron Insert with Tiled Hearth. TV Point.



**Kitchen:** 10'4'' x 9'1''. Excellent Range of High & Low Level Units. Built in Washing Machine, Fridge Freezer, Oven & Hob with Extractor Fan Over. Single Drainer Stainless Steel Sink Unit. Part Tiled Walls. Fully Tiled Floor.



**Dining Room:** 9'8'' x 17'3''. Fully Tiled Floor. Open Plan Through To Kitchen. Patio Doors Out To Rear Garden Area.

**Utility Room:** 9'1'' x 6'5''. Part Tiled Walls. Fully Tiled Floor. Single Drainer Stainless Steel Sink Unit. Range of High & Low Level Units. Plumed For Washing Machine. Space For Tumble Dryer & Freezer.

**Separate W.C.** 6'6'' x 2'10''. Fully Tiled Floor. High Quality White Suite Comprising of Close Coupled WC & Pedestal Wash Hand Basin.



## UPSTAIRS:

### **Bathroom:**



6'5'' x 10'5''. High Quality White Suite Comprising of Close Coupled WC, Pedestal Wash Hand Basin & Panelled Bath. Separate Shower Cubicle (Electric). Fully Tiled Floor. Part Tiled Walls.



### **Bedroom 1:**



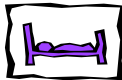
16'0'' x 11'6''. Very Spacious Well Decorated Room. TV Point.



### **Ensuite:**

3'2'' x 9'9''. Close Coupled WC, Pedestal Wash Hand Basin & Separate Shower Cubicle (Electric). Fully Tiled Floor. Part Tiled Walls.

### **Bedroom 2:**



13'9'' x 12'6''. Large Double Room. Excellent Décor. TV Point.



### **Bedroom 3:**

7'5'' x 11'5''. Well Decorated Room.

### **Garage:**

14'11'' x 21'11''. Roller Door.

## Outside



- Tarmac driveway with space for 3 + cars
- Large Rear Garden Area (Lawn) with Patio Section
- Low Maintenance To Front
- Open Views of Countryside to Rear



**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**

**Stephen Cassidy BSc (HONS) Mortgage Advisor/ Lifestyle Consultant**

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**## CALL TODAY FOR A FREE NO OBLIGATION CONSULTATION ##**

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