

SEAMUS COX & CO

~ESTATE AGENTS ~ CHARTERED SURVEYORS ~ VALUERS~

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FOR SALE BY PRIVATE TREATY

DECEPTIVELY SPACIOUS & EXCEPTIONALLY APPOINTED 4 BEDROOM
DETACHED CHALET RESIDENCE SITUATED WITHIN A PRIVATE CUL-DE-
SAC A SHORT WALKING DISTANCE OF NEWTOWNBUTLER VILLAGE



No 3 BROWNS BRIDGE, NEWTOWNBUTLER

- Full Oil Fired Central Heating / Upvc Double Glazed Windows & doors
- Deceptively Spacious Interior
- Exceptional Décor Throughout
- High quality Kitchen with Appliances
- 4 Bedrooms (master with En - Suite)/2 Receptions
- Convenient Location close to all amenities

ASKING PRICE: £210,000

VIEWING HIGHLY RECOMMENDED: BY APPOINTMENT WITH THE AGENT

No. 3 Browns Bridge, Lurganboy, Newtownbutler comprises a 4 bedroom detached chalet residence, located within close proximity to all of Newtownbutlers amenities. The property offers excellent space for the modern family, with 4 bedrooms, 2 receptions & 3 bathrooms. Internally the property is finished and decorated to a very high specification.

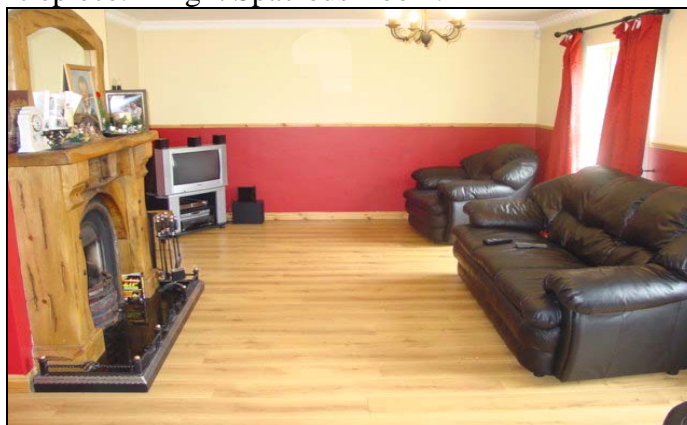
****VIEWING COMES HIGHLY RECOMMENDED BY THE AGENT****

Accommodation Details:

Entrance Hall: 15'8'' x 7'1'' + 20'3'' x 3'11''. Open Spindale Pine Staircase Off. Telephone Point. Fully Tiled Floor. Hotpress Off. Leads to Spacious Landing Area With Laminated Wooden Flooring.



Living Room: 21'7'' x 12'8''. Open Fire Place with Attractive Pine Surround, Cast Iron Insert & Granite Hearth. Very Well Decorated. Laminate Wooden Flooring. TV & Telephone Points. Ceiling Cornice & Centrepiece. Bright Spacious Room.



Kitchen/ Dining: 28'3'' x 11'8''. Excellent Range of Modern High & Low Level Units. Stainless Steel Sink Unit. Part Tiled Walls. Electric Hob & Oven with Extractor Fan Over. Built in Fridge Freezer & Dishwasher. Feature Breakfast Bar. Fully Tiled Floor. Patio Doors Out To Rear Garden Area. Laminate Wooden Flooring in Dining Room. TV Point.

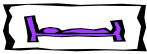


Utility: 7'5" x 7'0". Stainless Steel Sink Unit. Range of Useful High & Low Level Units. Plumed For Washing Machine. Fully Tiled Floor.

**Bathroom/
Separate W.C:** 10'7" x 6'8". White 3 Piece Bathroom Suite. Telephone Shower Over Bath. Fully Tiled Walls & Floor.



Bedroom 1: 14'0" x 10'8". Laminate Wooden Flooring.



En-Suite: 8'7" x 3'10". White Bathroom Suite Comprising of Close Coupled WC & Pedestal Wash Hand Basin. Separate Fully Tiled Electric Shower. Fully Tiled Walls & Floor.

UPSTAIRS



Bedroom 2: 13'11" x 13'5". Built in Wardrobes, Drawers & Dressing Table. Laminate Wooden Flooring.



Bedroom 3: 15'4" x 11'9". Laminate Wooden Flooring. TV Point.

Bedroom 4: 12'0" x 6'5". Laminate Floor. Access to Roofspace.

Shower Room: 6'8" x 5'1". Step in Shower. Fully Tiled Walls & Floor.



OUTSIDE



- Gardens to Front, Side & Rear – Mainly Lawn
- Patio Section to Rear
- Tarmac Driveway with Parking Bay



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

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