

**FOR SALE BY PRIVATE TREATY**

EXCEPTIONALLY WELL- PRESENTED 4 BEDROOM SEMI  
DETACHED HOUSE SITUATED WITHIN A VERY POPULAR EDGE OF  
TOWN DEVELOPMENT



**32 Featherbedglade, Enniskillen**

- Full Oil Fired Central Heating / Upvc Double Glazed Windows
- 4 Double Bedrooms Master with **En-Suite**
- Outstanding Internal Decoration- no expense spared!!
- Large high Quality Kitchen with Appliances
- End Of Cul de Sac Corner Plot
- Excellent Investment opportunity
- Convenient Location close to all amenities/ short walk to town centre

**PRICE: OFFERS AROUND £235,000**

**VIEWING: BY APPOINTMENT WITH THE AGENT**

No. 32 Featherbedglade comprises a relatively new 4-bedroom Semi Detached residence decorated & maintained to the highest of standard throughout with high quality fixtures & fittings. The property has 4 bedrooms (master with En-Suite) and 1 reception in addition to a utility room & sep w.c. Situated on a larger than average corner site the property boasts ample parking & a short walk to all amenities.

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

**Accommodation Details:**

**Entrance Hall:** 20'11 x 7'1 Exceptionally Well Decorated. Open Spindale Pine Staircase Off. Laminate Wooden Flooring. Large Under Stairs Storage. Telephone Point. Spacious Landing with Large Hot press off.

**Living Room:** 21'6 x 11'8. Exceptionally Spacious Bright & Well Decorated Room. Provision for Open Fire Place. T.V. Point & Tel Point. Laminate Wooden Flooring.



**Kitchen/Dining:** 16'3 x 11'4 Excellent Range of High & Low Level Shaker Style Units. Single drainer SS Sink Unit with Salad, Built in oven & Hobb with Extractor Fan over, Plumbed for Dishwasher Part Tiled walls Fully Tiled Floor, Ample Dining Space off. Patio doors out to Garden area.



**Utility Room:** 21'6 x 11'8 Range of high & low-level Shaker Style units. Plumbed for washing machine. Space for Tumble Dryer etc. Fully Tiled Floor.

**Separate W.C.** 4'9 x 4'0 White Suite comprising WHB & CCWC. Part Tiled Walls & Fully Tiled Floor.

## UPSTAIRS:



### **Bathroom:**



**7'1 x 5'7** High Quality White Suite Comprising CCWC, WHB, Panelled Bath & Separate Electric Shower. Fully Tiled Floor & Part Tiled Walls.

### **Bedroom 1:**



**11'4 x 8'11.** Very Well decorated Double bedroom Built in wardrobe. En -Suite off...



### **Ensuite:**

**8'3 x 2'10.** High Quality White suite comprising CCWC, WHB & Sep Electric Shower. Part Tiled Walls Fully Tiled Floor.

### **Bedroom 2:**



**11'7 x 11'5.** Very Well Decorated



### **Bedroom 3:**

**11'8 x 9'10** Very Well Decorated

### **Bedroom 4:**



**11'6 x 9'0** Very Well Decorated



## Outside



- Ample Car parking to front for 2+ cars Communal Spaces To Side Also
- Large mature garden areas to front & side mainly Lawn
- Oil fired burner & tank / 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**

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