

SEAMUS COX & CO

~ESTATE AGENTS ~ CHARTERED SURVEYORS ~ VALUERS~

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FOR SALE BY PRIVATE TREATY

ELEGANT 3 BEDROOM TOWNHOUSE RESIDENCE SITUATED WITHIN A POPULAR DEVELOPMENT WITHIN CLOSE PROXIMITY OF ALL AMENITIES



THE SIDINGS, ENNISKILLEN

- Full Oil Fired Central Heating /Upvc Double Glazed Windows & doors.
- Exceptionally well decorated & maintained throughout.
- High quality Kitchen with Appliances / 3 Bedrooms (Master with En-Suite)
- Venetian or Roll-Blinds on all Windows plus Curtain Rod
- Large Sized Storage Space in Attic with Fold-down Ladder
- Convenient Location on outskirts of Enniskillen close to all amenities
- Wooden Shed on Cement Base
- Alarm Installed
- Ideal for First Time Buyers/ Investors Alike
- **REDUCED PRICE FOR QUICK SALE – INCLUDES MANY GREAT EXTRAS**

OFFERS AROUND £158,000

VIEWING HIGHLY RECOMMENDED: BY APPOINTMENT WITH THE AGENT

The Sidings, Enniskillen comprises a very attractively finished Modern 3 bedroom Townhouse residence, decorated and maintained to an exceptionally 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: Fully Tiled Floor. Telephone Point. Well Decorated. Separate WC & Storage Cupboard Off. Alarm Installed. Leads to Large Landing Area with Hotpress Off.

Living Room: 10'11'' x 18'8'' (Into Bay Window). Laminate Wooden Flooring. Fireplace fully functional as a Coal Fire or Gas Fire but currently has an Inserted Electric Fire with Attractive Marble Surround & Hearth. TV Point. French Doors through to Kitchen/Dining Area. Well Decorated Room.



Kitchen/Dining: 18'3'' x 12'6''. High Quality Kitchen with Excellent Range of High & Low Level Units. Built in Fridge Freezer, Oven & Hob with Extractor Fan Over. Built in Washing Machine. Fully Tiled Floor, Part Tiled Walls. Single Drainer Stainless Steel Sink Unit with Salad Bowl. Glass Display. Patio Doors out to Rear Garden Area. TV Point.



Separate W.C: 6'2'' x 2'11''. Low Flush WC, Pedestal Wash Hand Basin. Fully Tiled Floor & Walls.

UPSTAIRS

Bedroom 1:



11'9'' x 12'4''. Large Well Decorated Room with En-Suite. Patio Doors out to Balcony. Telephone Point.



En-Suite:

High Quality White Suite Comprising of Low Flush WC, Pedestal Wash Hand Basin & Separate Fully Tiled Electric Shower Cubicle. Fully Tiled Walls & Floor.

Bedroom 2:

9'11'' x 9'0''. Large Well Decorated Double Room.



Bedroom 3:

8'5'' x 10'9''. Well Decorated Room with Built in Wardrobe.

Bathroom:



9'9'' x 9'5'' (WP). High Quality White Suite Comprising of Low Flush WC, Pedestal Wash Hand Basin & Panelled Bath. Separate Shower Cubicle with Mira Event Electric Shower. Fully Tiled Walls & Floor.



OUTSIDE



- Fully Enclosed Rear Garden Area
- Wooden Shed on Cement Base
- Oil Fired Burner & Tank



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

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