

# SEAMUS COX & CO

~ESTATE AGENTS ~ CHARTERED SURVEYORS ~ VALUERS~

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## FOR SALE BY PRIVATE TREATY

MAGNIFICENT 5 BEDROOM DETACHED RESIDENCE WITH DETACHED  
DOUBLE GARAGE SITUATED ON A VERY SPACIOUS LANDSCAPED  
SITE WITHIN A SPECTACULAR COUNTRYSIDE SETTING



### **40 KILLYBRACKEN ROAD, FLORENCECOURT**

- Full Oil Fired Central Heating / Upvc Double Glazed Windows
- 5 Bedrooms / 2 reception
- Truly Outstanding Internal Decoration throughout
- Large Very high Quality Kitchen with Built In Appliances & utility
- High Quality Sanitary Ware / Alarm Installed
- Fantastic Sized Garden Areas surrounding property
- Convenient Location with excellent privacy & views

**PRICE: OFFERS AROUND £285,000**

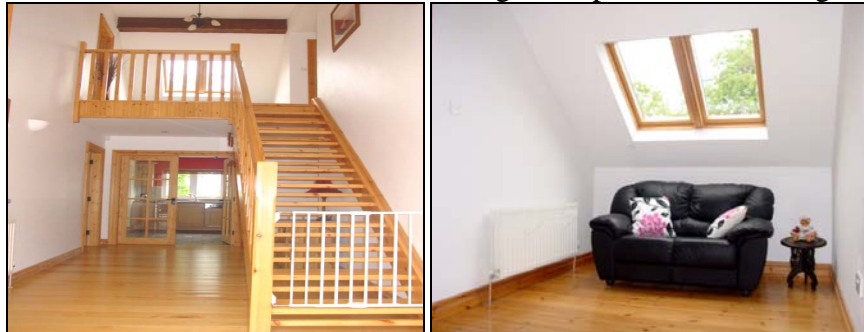
**VIEWING: BY APPOINTMENT WITH THE AGENT**

No. 40 Killybracken Road, Florencecourt offers a Truly exceptional 5 bedroom 2 Reception detached residence with Detached Double Garage. This property is decorated & maintained to the very highest of standards throughout- with high quality fixtures & fittings. The property has 5 bedrooms and 2 receptions in addition to a galleried landing, utility room, sep w.c & Garage. Situated on a very large site the property boasts two entrances, ample parking & is surrounded by open countryside.

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



**Entrance Hall:** 8'0'' x 21'6'' + 18'6'' x 3'6''. Solid Wooden Flooring. Open Spindale Staircase Leading To Galleried Landing (13'3'' x 8'11'') with Solid Wooden Flooring. Telephone Point. Large Hot-press off.



**Living Room:** 17'7'' x 13'11''. Solid Wooden Flooring. Exceptionally Bright & Well Decorated. TV & Telephone Points. Open Fire Place with Attractive Surround.



**Kitchen:** 12'3'' x 12'9''. Excellent Range of High & Low Level Units. Built in Oven & Hob with Extractor Fan Over, Dishwasher & Fridge (NEFF). Glass Display Case. Fully Tiled Floor. Part Tiled Walls. Single Drainer Stainless Steel Sink Unit with Salad Bowl. Opening Plan Through To Dining/Living Area.



**Sitting/Dining:**

12'3'' x 14'0''. Fully Tiled Floor. TV Point.



**Utility Room:**

7'2'' x 9'3''. Range of High & Low Level Units. Plumed For Washing Machine, Space For Tumble Dryer & Freezer. Single Drainer Stainless Steel Sink Unit. Part Tiled Walls, Fully Tiled Floor.

**Bedroom 1:**

12'1'' x 13'7''. Very Well Decorated.

**Bedroom 2:**

9'10'' x 13'7''. Solid Wooden Flooring. TV Point.

**Bathroom:**

10'1'' x 10'7''. Very High Quality White Suite Comprising of Close Coupled WC, Pedestal Wash Hand Basin & Panelled Bath with Telephone Shower Over. Separate Shower Cubicle

**UPSTAIRS**

**Bedroom 3:**

14'1'' x 12'1''. Solid Wooden Flooring. Built in Wardrobe (10'1'' x 5'2'').



**Bedroom 4:**

14'1'' x 14'7''. Solid Wooden Flooring. TV Point. Large Built in Wardrobe (14'0'' x 5'3'').



**Bedroom 5/**

**Study:** 9'10'' x 8'7''. Solid Wooden Flooring.

**Shower Room:**



7'2'' x 6'8''. Fully Tiled Walls & Floor. Close Coupled WC, Pedestal Wash Hand Basin & Separate Shower.

**Cloakroom/Store:** 4'3'' x 6'8''.

**Detached Double Garage:**

22'1'' x 22'10''. Roller Doors. Side Door & Window. Storage Upstairs with Folding Stairs. Plumbed For Separate WC.

**Outside**



- Very Spacious Landscaped Garden Areas Surround Property – Mainly Lawn
- Stone Walls & Entrance Pillars – 2 Entrances
- Large Concrete Stand Area To Rear
- Patio Section. Site Fully Fenced.



**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**

**[www.seamuscox.com](http://www.seamuscox.com)**

**Directions: Out Main Sligo Road, turn left for Florencecourt/Swadlinbar (at 3 Way Inn) continue for 3.6 Miles, arrive at Florenecourt Crossroads-turn left, continue for 0.6 Miles and turn right at Crossroads Property then located 0.2 miles on Right Hand side identified by our for sale board.**

**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.**