

SEAMUS COX & CO

~ESTATE AGENTS ~ CHARTERED SURVEYORS ~ VALUERS~

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FOR SALE BY PRIVATE TREATY

EXCEPTIONALLY WELL APPOINTED 4 BEDROOM MID TERRACED
TOWNHOUSE SITUATED WITHIN A SECLUDED DEVELOPMENT IN AN
INCREASINGLY POPULAR AREA



No. 5 CASTLETOWN MANOR, MONEA

- Full Oil Fired Central Heating.
- Upvc Double Glazed Windows & doors
- Exceptionally Well Finished Throughout
- High quality Kitchen with Appliances
- Ideal Family Home
- Master Bedroom with En-Suite
- Spacious Garden Areas

PRICE: OFFERS £165,000

VIEWING HIGHLY RECOMMENDED: BY APPOINTMENT WITH THE AGENT

No. 5 Castletown Manor, Monea comprises a very attractively finished 4-bedroom Mid Terraced residence, within a short drive of Enniskillen. 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 as well as Castle Hume Golf Club.

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

Entrance Hall: 11'9'' x 7'5''. Fully Tiled Floor. Telephone Point. Leads to Spacious Landing Area With Hotpress Off.

Living Room: 15'5'' x 12'10''. Open Fire Place with Attractive Stonework Finish & Upper Wooden Mantle Piece. TV Point. Bright Spacious Room.



Kitchen/Dining: Fully Fitted Modern Kitchen With Excellent Range Of Modern Shaker Style High & Low Level Units. Stainless Steel Sink Unit, Electric Hob & Oven, Extractor Fan, Fully Tiled Floor & Part Tiled Walls. Ample Dining Space. Patio Doors Accessing Rear Garden Area.



Separate W.C: 6'8'' x 3'0''. High Quality White Suite Comprising of WC & Pedestal Wash Hand Basin. Fully Tiled Floor.

Utility: 11'5'' x 5'11''. Range of Low Level Units. Stainless Steel Sink Unit. Plumed For Washing Machine.

UPSTAIRS



Bedroom 1:

14'3'' x 12'11''. Large Bright Spacious Room.



En-Suite:

6'8'' x 6'0''. White Suite Comprising of WC & Pedestal Wash Hand Basin, with Separate Electric Shower. Fully Tiled Floor.

Bedroom 2:

9'1'' x 8'1''.



Bedroom 3:

9'1'' x 8'2''.

Bedroom 4:

12'9'' x 12'0'' (Widest Point)

Bathroom:



9'2'' x 7'0''. High Quality White Suite Comprising of Close Coupled WC, Pedestal Wash Hand Basin & Panelled Bath with Telephone Shower Over. Part Tiled Walls, Fully Tiled Floor.



OUTSIDE



- Tarmac Driveway
- Fully Enclosed Rear Garden Area
- Views of Open Countryside to rear.



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

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