



# SEAMUS COX & CO

~ESTATE AGENTS ~ CHARTERED SURVEYORS ~ VALUERS~

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## **FOR SALE BY PRIVATE TREATY**

EXCEPTIONAL 4 BEDROOM DETACHED BUNGALOW WITH  
GARAGE SET ON A LARGE ELEVATED SITE OFFERING  
EXCEPTIONAL VIEWS OVER THE SURROUNDING COUNTRYSIDE



### **57 Derryclaven Road, Ballylucas, Enniskillen**

- Full Oil Fired Central Heating / Double Glazed Windows & Doors
- Good Quality Kitchen with Built in Appliances
- Exceptionally Well Decorated & Maintained Throughout
- Spectacular Countryside Views
- Large Private Elevated Site
- Opportunity not to be missed!!!

**OFFERS AROUND £195,000 +  
VIEWING: BY APPOINTMENT WITH THE AGENT**

57 Derryclaven Road, Ballylucas, Enniskillen comprises of an exceptionally well-appointed 4 bedroom detached bungalow situated on a large elevated site with exceptional views of the surrounding countryside. The Property is Double Glazed & oil fired and has been decorated to a very high standard throughout with very spacious well laid out accommodation. Externally the property is situated on a large private site offering more than ample parking.

**Roofspace Suitable for Conversion -Subject to Statutory Approvals**



Directions: From Enniskillen proceed out Tempo Road, Turn Right For Killyvilly. Continue for 1.2 Miles, Turn Right, Continue for 0.1 mile, Turn Left, Property Second House on Left.

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

**Entrance Hall:** 5'9'' x 17'9'' + 3'0'' x 26'4''. Fully Tiled Floor. Telephone Point. Hotpress Off.

**Living Room:** 15'11'' x 17'7''. Laminate Wooden Flooring. Patio Doors out to Patio Section. Open Fire Place with Attractive Wood Surround & Marble Insert & Hearth. TV Point. Very Well Decorated. Ceiling Cornice Centrepiece.



**Kitchen/Dining:** 21'4'' x 16'5''. Excellent Range of High & Low Level Units. Built in Oven & Hob with Extractor Fan Over. Built in Fridge. Large Dining/Living Space. TV Point. Half Tiled Floor. Half Laminate Flooring. Recessed Lighting. Glass Display Unit.



**Separate W.C:** 2'5'' x 6'4''. W.C

**Bathroom:**



9'11" x 8'0". High Quality White Suite Comprising of Close Coupled WC, Pedestal Wash Hand Basin & Panelled Bath (Jacuzzi) + Separate Shower (Power). Fully Tiled Walls & Floor.



**Bedroom 1:**



13'4" x 11'7". Very Well Decorated. TV & Telephone Points. Laminate Wooden Flooring.



**Bedroom 2:**



8'9" x 13'8". TV Point. Laminate Wooden Flooring. Very Well Decorated.



**Bedroom 3:**



10'1" x 8'10". TV Point. Solid Wooden Flooring. Very Well Decorated.



**Bedroom 4:** 

10'1'' x 8'9''. Laminate Wooden Flooring. Well Decorated.



**Utility:**

11'7'' x 8'2''. Plumed For Washing Machine. Space For Tumble Dryer & Freezer.

**Garage:**

11'10'' x 17'5''. Roller Door.

**Roofspace:**

Fully Floored. Option for Further Rooms Subject To Approval.

**Outside:**



- Outstanding Views Over Countryside
- Patio Section
- Large Parking Area



**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**

**SEE OUR PROPERTIES ON LINE AT:**

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

**Email address: [seamuscox@btconnect.com](mailto:seamuscox@btconnect.com)**

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