

FOR SALE BY PRIVATE TREATY

**Well Maintained 3 Bedroom End-Terraced House situated
In A Popular Area convenient to Enniskillen Town Centre**



No 6 THE BAWN, CORNAGRADE, ENNISKILLEN

- Upvc Double Glazed Windows & Door
- Full Oil Fired Central Heating
- Convenient to all Local Amenities & Town Centre
- Spacious Mature Garden Areas with Driveway
- **Ideal for Investors/ first time buyers alike**
- Early Viewing Highly Recommended

OFFERS AROUND £164,000

VIEWING STRICTLY BY APPOINTMENT WITH THE AGENT

No.6 The Bawn, Cornagrade comprises an excellent 3-bedroom End terrace residence situated within in close proximity to Enniskillen Town. Internally the property is well decorated & maintained and offers excellent space for the modern family's needs. Externally the property boasts spacious garden areas in addition to off road parking – this property is within easy reach of all local amenities and would prove an excellent first time buy / investment.

VIEWING COMES HIGHLY RECOMMENDED BY THE AGENT

Entrance Hall: Telephone Point. Understairs Storage.

Living Room: 12'8'' x 12'8''. TV Point. Open Fire Place with Tiled Surround & Hearth.



Kitchen/Dining: 12'8'' x 7'6''. Range of High & Low Level Units. Plumbed For Washing Machine. Cooker Point. Part Tiled Walls. Single Drainer Stainless Steel Sink Unit. Ample Dining Space.



UPSTAIRS

Bedroom 1: 15'9'' x 9'5''. Large Well Decorated Room. Built in Hotpress.



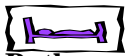
Bedroom 2:



10'10'' x 9'6''. Well Decorated



Bedroom 3:



9'2'' x 7'8''. Well Decorated

Bathroom:



5'11'' x 7'6''. Coloured Suite Comprising of High Flush WC, Pedestal Wash Hand Basin & Panelled Bath.

OUTSIDE:

- Compact Enclosed Front Garden Area (Lawn)
- Driveway to Side – Space For 2 Cars
- Spacious Enclosed Rear Garden Area – half Lawn/half Concrete
- Oil Fired Burner & Tank
- Outside Tap



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 IS AVAILABLE THROUGH OUR IN-HOUSE FINANCIAL ADVISER

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