

# SEAMUS COX & CO

~ESTATE AGENTS ~ CHARTERED SURVEYORS ~ VALUERS~

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## FOR SALE BY PRIVATE TREATY

SPACIOUS & WELL-PRESENTED 3 BEDROOM MID TERRACE  
PROPERTY SITUATED WITHIN DERRYGONNELLY VILLAGE



### 6 MILL LINE, DERRYGONNELLY

- Full Oil Fired Central Heating / Upvc Double Glazed Windows & doors
- 3 Bedrooms / 1 reception
- Well Decorated & Maintained Throughout
- Large high Quality Kitchen with Built In Appliances
- Communal Car Parking To Rear
- Within walking distance to all Derrygonnelly's amenities

**PRICE: OFFERS AROUND £155,000**  
**VIEWING: BY APPOINTMENT WITH THE AGENT**

No. 6 Mill Line offers a Spacious 3 bedroom 1 Reception Mid Terrace residence situated within Derrygonnelly Village. This property is well-decorated & maintained throughout- with high quality fixtures & fittings and fresh modern decor. This would prove an ideal buy for First Time Buyers.

**\*\* EARLY VIEWING COMES HIGHLY RECOMMENDED \*\***

**Entrance Hall:** 18'6'' x 7'5''. (Widest Point) Open Spindale Pine Staircase Off. Telephone Point.

**Living Room:** 14'7'' x 10'8''. Well Decorated. Open Fire Place with Attractive Wood Surround/Cast Iron Insert/Granite Hearth. TV Point.



**Kitchen:** 14'10'' x 11'4''. Excellent Range of High & Low Level Units. Built in Fridge Freezer, Oven & Hob with Extractor Fan Over. Single Drainer Stainless Steel Sink Unit. Part Tiled Walls. Ample Dining Space, Patio Doors Leading Out to Rear.



**Separate W.C.** 11'3'' x 3'2''. White Suite Comprising of Close Coupled WC & Pedestal Wash Hand Basin.



**UPSTAIRS:**

**Bathroom:**



10'4'' x 6'6''. High Quality White Suite Comprising of Close Coupled WC, Pedestal Wash Hand Basin, Panelled Bath & Separate Shower Cubicle (Electric). Part Tiled Walls. Hot-press Off.



**Bedroom 1:**

14'7'' x 8'11''. Spacious Well Decorated Room. TV Point.



**Bedroom 2:**

11'4'' x 7'10''.



**Bedroom 3:**

10'8'' x 9'5''. (Widest Points)

Outside



- Compact Fully Enclosed Rear Yard Area (Paved)
- Compact Low Maintenance Garden Area To Front
- Communal Parking Area to Rear

**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**

**Stephen Cassidy BSc (HONS) Mortgage Advisor/ Lifestyle Consultant**

**TEL: 07786837305 E-Mail: Stephen@mortgagepound.co.uk**

**## CALL TODAY FOR A FREE NO OBLIGATION CONSULTATION ##**

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