

FOR SALE BY PRIVATE TREATY

**OUTSTANDING 4 BEDROOM SEMI DETACHED RESIDENCE
SITUATED ON A SPACIOUS CORNER SITE ON THE EDGE OF
BELLANALECK VILLAGE CLOSE TO LOUGH ERNE**



70 THE COMMONS, BELLANALECK

- Full Oil Fired Central Heating / Double Glazed Windows & Doors
- 4 Bedrooms (master With En-Suite) / 1 reception
- Outstanding Internal Decoration- no expense spared!!
- Large Very high Quality Kitchen with Built In Appliances
- High Quality Sanitary Ware – Utility & Sep W.C
- Short walking distance to Lough Erne
- Convenient Location close to all amenities

**PRICE: OFFERS AROUND £215,000
VIEWING: BY APPOINTMENT WITH THE AGENT**

No. 70 The Commons is an exceptional 4 bedroom detached residence. This property is decorated & maintained to the highest of standards throughout- with high quality fixtures & fittings. The property has 4 bedrooms (Master with En-Suite) and 1 reception in addition to a large kitchen diner, utility room & sep w.c. Situated within a quiet cul-de-sac the property boasts ample parking & large garden areas. Local amenities and Lough Erne are a very short walk.

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

Entrance Hall: 16'2'' x 7'2''. Laminate Wooden Flooring. Large Cloaks Off. Open Spindale Pine Staircase Off-leads to spacious landing with hot-press off. Open Under-stairs Storage.



Living Room: 13'6'' x 17'8'' (WP). Laminate Wooden Flooring. Bright Well Decorated Room. TV & Telephone Point. Open Fire Place with Attractive Wood Surround & Granite Hearth. French Doors Through To Kitchen Dining.



Kitchen/Dining: 10'9'' x 18'3''. Excellent Range of High & Low Level Units. Built in Oven Hob with Extractor Fan. Built in Dishwasher. Single Drainer Stainless Steel Sink Unit. Part Tiled Walls. Fully Tiled Floor. TV Point.



Utility Room: 6'0'' x 10'9''. Range of Low Level Units. Built in Fridge Freezer. Single Drainer Stainless Steel Sink Unit. Part Tiled Walls, Fully Tiled Floor. Plumed For Washing Machine. Space For Tumble Dryer.

Separate W.C. 3'2'' x 6'0''. Close Coupled WC, Pedestal Wash Hand Basin.

UPSTAIRS:



Bathroom:



10'8'' x 7'11''. White Suite Comprising Of Close Coupled WC, Pedestal Wash Hand Basin & Panelled Bath. Separate Shower Cubicle (Electric).

Bedroom 1:



10'3'' x 12'2''. Well Decorated Room. TV & Tel Points.



Ensuite:

4'6'' x 6'11''. Close Coupled WC, Pedestal Wash Hand Basin & Separate Fully Tiled Electric Shower.

Bedroom 2:



8'9'' x 12'1''. TV & Telephone Points.



Bedroom 3:

8'1'' x 10'8''. Telephone Point.

Bedroom 4:

7'10'' x 14'6''.

Outside



- Tarmac Driveway – 2+ Cars / Spacious Corner Site – Mainly Lawn



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

Email address: seamuscox@btconnect.com

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.