

# SEAMUS COX & CO

~ESTATE AGENTS ~ CHARTERED SURVEYORS ~ VALUERS~

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## FOR SALE BY PRIVATE TREATY

EXCEPTIONALLY WELL PRESENTED 2 BEDROOM SEMI DETACHED  
RESIDENCE WITHIN A VERY POPULAR DEVELOPMENT



**No. 78 SILVERHILL MANOR, ENNISKILLEN.**

- Full Oil Fired Central Heating.
- Upvc Double Glazed Windows & Doors
- Exceptionally well decorated & maintained throughout.
- High quality Kitchen with Appliances
- Convenient Location on outskirts of Enniskillen close to all amenities
- Spacious private Site in End Of Cul- De-Sac
- Ideal for First Time Buyers/ Investors Alike.

**PRICE: OFFERS AROUND £ 165,000**

**VIEWING HIGHLY RECOMMENDED: BY APPOINTMENT WITH THE AGENT**

No.78 Silverhill Manor comprises a beautiful 2 bedroom Semi detached property situated in a cul de sac location within this popular new development on the shore road. The property is exceptionally well finished off throughout and offers a great first time buy. This is an excellent Property in a Great Location with Ample Garden Areas.

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

### Accommodation Details:

**Entrance Hall:** Spacious Entrance Hall. Telephone Point. Leads to Landing Area. Hot Press Off. SPR.

**Living Room:** 14'10'' x 10'3''. Open Fire Place. Attractive Pine Surround, Cast Iron Insert with Marble Hearth. T.V. & Telephone Points. DPR. Very Well Decorated. French Doors leads to Kitchen/Dining Area.



**Kitchen/Dining Room:** 14'0'' x 9'6''. Range of Modern Shaker Style Low and High Level Units. Built in Oven Hob/Extractor Fan. Built in Fridge Freezer. Plumbed for Washing Machine. Single Drainer, Stainless Steel Sink Unit with Salad Bowl. Part Tiled Walls. Ample Dining Space. T.V.Point. DPR. Patio Doors leading to rear garden area.



**Sep W.C:** 5'4'' x 3'4''. Closed Couple WC & Pedestal WHB

### UPSTAIRS



**Bathroom:** 5'10'' x 6'9''. White Suite, Comprising Closed Couple WC. Pedestal WHB. Panelled Bath with Power Shower Over. Part Tiled Walls, Fully Tiled Floor. SPR. Extractor Fan



**Bedroom 1:**



11'4'' x 10'9'' + 4'9 x 3'4''. Bright Well Decorated Main Bathroom. Phone Point. SPR. Large Built in Storage.

**Bedroom 2:**



7'9'' x 10'0''. Bright, Well Decorated with Very Large Built in Wardrobe. SPR – Requires Flooring



**OUTSIDE**

- Front – Compact Garden Area with Parking for 2 Cars
- Rear – Spacious Fully Enclosed rear garden (Mainly Lawn)
- Side - Compact Garden Area
- Oil Fired Burner and Tank



**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 available through our in-house Financial Adviser.**

**SEE ALL 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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