



SEAMUS COX & CO

~ESTATE AGENTS ~ CHARTERED SURVEYORS ~ VALUERS~

28 EAST BRIDGE STREET, ENNISKILLEN,
CO. FERMANAGH, BT74 7BT

TEL: 02866 325553 FAX: 02833325245

WWW.SEAMUSCOX.COM

FOR SALE BY PRIVATE TREATY

**SPACIOUS 3 BEDROOM END-TERRACED HOUSE SITUATED IN A
CONVENIENT LOCATION OFFERING EXCELLENT LAKE &
HILLTOP VIEWS**



86 HILLVIEW ROAD, ENNISKILLEN

- Upvc Double Glazed Windows
- Full Oil Fired Central Heating
- Well Maintained.
- **Ideal for First Time Buyers or Investors Alike**
- Large Corner Site/Gardens to Front Side & Rear
- Convenient Location close to all amenities

PRICE: OFFERS AROUND £150,000

VIEWING: BY APPOINTMENT WITH THE AGENT

No.86 Hillview Road comprises a well maintained 3 Bedroom End terraced house situated in a very popular and convenient area & has the advantage of a Large Corner Site. The property is fully double glazed and oil fired, as well as being well maintained throughout. This property offers excellent lake & hilltop views. This is an ideal property for the first time buyer or investor.

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



Accommodation Details:

Entrance Porch: 4'11'' x 4'7''. Fully Tiled Floor.

Living Room: 18'11'' x 11'5''. Parkray Glass Fronted Fireplace. Tiled Surround. TV Point. Well Decorated.



Kitchen/ Dining: 12'2'' x 8'8''. Useful range of High & Low Level Units. Cushion Vinyl Flooring. Space For Fridge Freezer. Plumed For Washing Machine. Double Drainer Stainless Steel Sink Unit. Cooker Point. Part Tiled Walls.



Separate W.C: 2'11'' x 5'5''. Laminate Wooden Flooring. Close Coupled WC.

Utility: 12'4'' x 6'4''. Laminate Wooden Flooring. Storage Cupboard Off.

UPSTAIRS:



Bathroom: 6'4'' x 5'7''. Bathroom Suite Comprising of Close Coupled WC, Pedestal Wash Hand Basin & Separate Shower Cubicle (Mira Event Power Shower)



Bedroom 1: 8'8'' x 12'2''. Laminate Wooden Flooring. Built in Wardrobes. Hotpress Off. Large Double Room.





Bedroom 2:



10'5'' x 11'6'' (WP). Laminate Wooden Flooring. Built in Wardrobe.



Bedroom 3:

8'3'' x 8'5''.

Outside



- Large Corner Site
- Garden Areas to Front/Side & Rear
- Exceptional Lake Views
- Hilltop Views

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

Email address: seamuscox@btconnect.com

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