

SEAMUS COX & CO

~ESTATE AGENTS ~ CHARTERED SURVEYORS ~ VALUERS~

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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



88 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 high Quality Kitchen
- High Quality Sanitary Ware – Utility & Sep W.C
- Short walking distance to Lough Erne
- Convenient Location close to all amenities

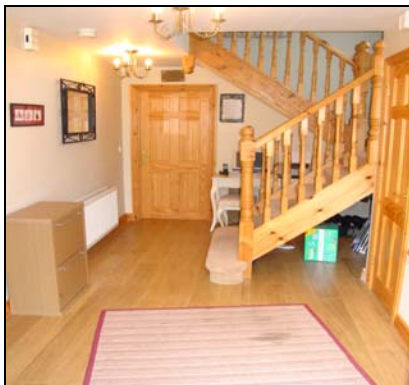
PRICE: OFFERS AROUND £180,000

VIEWING: BY APPOINTMENT WITH THE AGENT

No. 88 The Commons is an exceptional 4-bedroom semi 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: 7'1'' x 16'1''. Semi Solid Wooden Flooring. Large Cloaks Off. Open Understairs Storage/Study Area.



Living Room: 17'7'' x 13'7''. Solid Oak Wooden Flooring. TV Point. Open Fire Place with Attractive Wood Surround, Cast Iron Insert & Granite Hearth. French Doors Through to Kitchen/Dining Area.



Kitchen/Dining: 18'5'' x 10'8''. Excellent Range of High & Low Level Units. Belfast Sink. Built in Oven & Hob with Extractor Fan over. Fully Tiled Floor, Part Tiled Walls. Ample Dining Space.



Utility Room: 5'9'' x 10'8''. Range of Low Level Units. Plumed For Washing Machine. Space For Tumble Dryer & Fridge Freezer. Fully Tiled Floor, Part Tiled Walls.

Separate W.C. 6'0'' x 3'1''. Close Coupled WC, Pedestal Wash Hand Basin.

UPSTAIRS:



Bathroom:



8'0'' x 10'9''. New Suite Comprising of Close Coupled WC, Pedestal Wash Hand Basin & Separate Shower. Freestanding Bath with Telephone Shower Over. Recessed Lighting. Fully Tiled Floor, Part Tiled Walls.



Bedroom 1:



10'2'' x 12'4''. Very Well Decorated. TV Point.



Ensuite:

4'6'' x 7'0''. Pedestal Wash Hand Basin, Close Coupled WC & Separate Shower (Electric).

Bedroom 2:



8'9'' x 12'1''. Very Well Decorated.



Bedroom 3:

8'1'' x 10'9''. Very Well Decorated.



Bedroom 4: 7'9" x 14'7". Very Well Decorated

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

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