

FOR SALE BY PRIVATE TREATY

Very Well Appointed New 4 Bedroom Semi Detached Home Set In A Private Residential Development Within a Gentle Stroll To All Amenities of Kinawley Village



9 LISMONAGHAN PARK, KINAWLEY

- Full Oil Fired Heating / uPVC Double Glazed Windows & Doors
- 4 Bedrooms (Master With En-Suite)
- High Quality Kitchen with Appliances
- Fully Painted Throughout
- Private Rural Village Location
- Spectacular Views of Surrounding Countryside.

PRICE: OFFERS AROUND £198,000
VIEWING: BY APPOINTMENT WITH THE AGENT

Number 9 Lismonaghan Park Comprises a very Well Appointed New 4 bedroom Semi Detached Home Set In A Private Residential Development Within a Gentle Stroll To All Amenities of Kinawley Village. The Property is just recently finished and offers a Full Turnkey Solution comprising, Fully Fitted Kitchen with Appliances, Utility Units, All Sanitary Ware, Fireplace, Floor Tiling, Wall Tiling, and Painting.

ACCOMODATION DETAILS

Entrance Hall: 10'9'' x 11'4''. Small Understairs Storage off. Open Spindale Pine Staircase Off. Solid Oak Flooring. Telephone Point.

Living Room: 15'0'' x 12'8''. T.V. & Telephone Points. Bright Spacious Reception Room. Open Fire Place with Attractive Pine Surround & Cast Iron Insert with Marble Hearth. Solid Oak Flooring.



Kitchen/Dining: 17'7'' x 11'3''. Fitted Kitchen base with excellent range of Shaker Style Beach high & Low-level units, laminate worktop & PVC doors. Single Oven with Grill, 4 ring electric hob, built in fridge freezer & extractor fan. Half Tiled Walls. Fully Tiled Floor. Ample Dining Space, Patio Doors Leading to Rear Garden Area. T.V Point.



Separate W.C: 2'8'' x 5'11''. High Quality White Suite Comprising of Close Coupled WC & Pedestal Wash Hand Basin. Half Tiled Walls. Fully Tiled Floor.

Utility: 11'4'' x 5'9''. Laminate worktop & uPVC doors. Tiled Walls. Range of Low Level Shaker Style Beach Units. Space For Washing Machine & Tumble Dryer. Single Drainer Stainless Steel Sink Unit. Fully Tiled Floor.

UPSTAIRS

Bedroom 1: 13'5'' x 12'9'' (WP). T.V. & Telephone Points.



Bedroom 2: 9'1'' x 8'1''

Bedroom 3: 10'1'' x 8'2''

Bedroom 4: 6'10'' x 9'10''.

En-suite: 8'0'' x 3'2''. Fully Tiled Walls. Fully Tiled Floor. High Quality White Suite Comprising of Pedestal Wash Hand Basin, Close Coupled WC & Separate Fully Tiled Shower.

Bathroom: 6'10 x 6'2''. High Quality White Suite Comprising of Close Coupled WC, Pedestal Wash Hand Basin, Panelled Jacuzzi Bath with Electric Shower Over. Part Tiled Walls, Fully Tiled Floor.



- **Outside:** Large Rear Garden With Patio Section
- Compact Front Garden / space for 2/3 cars



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.

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