

**FOR SALE BY PRIVATE TREATY**

**MOST IMPRESSIVE 4 BEDROOM DETACHED RESIDENCE WITH GARAGE SITUATED ON A VERY SPACIOUS SITE WITHIN A POPULAR CONVENIENTLY SITUATED DEVELOPMENT**



**9 SLIEVE VIEW, TEEMORE**

- Full Oil Fired Central Heating / Upvc Double Glazed Windows
- 4 Bedrooms (2 With En-Suite) / 2 reception
- Outstanding Internal Decoration throughout
- Large Very high Quality Kitchen with Built In Appliances
- High Quality Sanitary Ware / Alarm Installed
- Fantastic Sized Garden Areas surrounding property
- Convenient Location close to all local amenities

**PRICE: OFFERS AROUND £245,000**  
**VIEWING: BY APPOINTMENT WITH THE AGENT**

No. 9 Slieve View offers an exceptional 4 bedroom detached residence with Garage. This property is decorated & maintained to the highest of standards throughout- with high quality fixtures & fittings. The property has 4 bedrooms (2 with En-Suite) and 2 receptions in addition to a utility room sep w.c & Garage. Situated on a very large site the property boasts ample parking & is within close proximity to all local amenities in addition to a short drive from Derrylin, Belturbet Ballyconnell etc.

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

**Entrance Hall:** very spacious entrance hall, Fully Tiled Floor. Telephone Point. Open Spindale Staircase Off. Understairs Storage. Leads to Spacious Gallery Landing with open plan study area & Hot-press off.



**Living Room:**



15'3'' x 13'8''. Bright Modern Décor. Laminate Wooden Flooring. Attractive Open Fire Place with Marble Surround & Cast Iron Insert. T.V. Point. Ceiling Cornice & Centrepiece.



**Kitchen/Dining:**



22'10'' x 10'12''. Exceptional High Quality High & Low Level Units. Built in Fridge Freezer, Dishwasher, oven hobb & Ex Fan & Wine rack. Fully Tiled Floor. Part Tiled Walls. Recessed Lighting. Ample Dining Space with Patio doors out on to rear garden area.



**Utility Room:** 9'1'' x 6'1''. Range of High & Low Level Units. Plumed for Washing Machine, Fully Tiled Floor, Part Tiled Walls. Stainless Steel Sink Unit. Leads through to Garage.

**Separate W.C.** 3'2'' x 6'2''. High Quality White Suite Comprising of Close Coupled WC & Pedestal Wash Hand Basin. Fully Tiled Floor, Part Tiled Walls.

**Bedroom 1:** 12'1'' x 10'0''. Bright Modern Décor. Laminate Wooden Flooring. Built In Double Wardrobes.



**Bedroom 2:** 12'0'' x 9'5''. Bright Modern Décor. Laminate Wooden Flooring.

**Bathroom:**



8'8'' x 6'4''. High Quality White Suite Comprising of Close Coupled WC, Pedestal Wash Hand Basin & Panelled Bath with Telephone Shower Over. Separate Fully Tiled Shower Cubicle. Fully Tiled Walls & Floor.

**UPSTAIRS:**



**Bedroom 3:** 16'4''(Into Bay) x 13'7''. Bright Modern Décor. T.V. & Telephone Points. Solid Wooden Flooring- Built in Sliders.



**Ensuite:** 12'8'' x 11'3''. Huge En-suite -High Quality White Suite Comprising of Close Coupled WC, Pedestal Wash Hand Basin & Separate Fully Tiled Shower Cubicle. Fully Tiled Walls & Floor. Plumbing in place for Bath.



**Bedroom 4:**

12'1'' x 13'0''(Into Bay). Solid Wooden Flooring. Fresh Décor.

**En-suite:**

12'8'' x 11'3''. High Quality White Suite Comprising of Close Coupled WC, Pedestal Wash Hand Basin & Separate Fully Tiled Shower Cubicle. Fully Tiled Walls & Floor.

**Garage:**

15'4'' x 12'8''. Oil Fired Burner Located Within. Roller Door, Side Window.

**Outside**

- Fantastic Sized Fully Enclosed Rear Garden Area –Lawn – Fully Enclosed.
- Excellent Views over Mountains, Windmill farm Etc to Rear
- Outside Tap
- Mature Front Garden/Lawn – Low Maintenance Shrubbery
- Tarmac driveway-Space for 4/5 Cars.

**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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