

# SEAMUS COX & CO

~ESTATE AGENTS ~ CHARTERED SURVEYORS ~ VALUERS~

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**FOR SALE BY PRIVATE TREATY**

EXCEPTIONALLY FINISHED SPACIOUS 4 BEDROOM DETACHED  
CHALET BUNGALOW SITUATED WITHIN A VERY POPULAR AREA A  
SHORT DRIVE FROM ENNISKILLEN



## **9 SHANKILL ROAD, KILLYVEAGH, MONEA**

- Full Oil Fired Central Heating / Double Glazed Windows & Doors
- 4 Bedroom (Master With En-Suite) / 2 receptions / 2 Bathrooms
- Outstanding Internal Decoration
- Very high Quality Kitchen with Built In Appliances
- High Quality Sanitary Ware
- Landscaped Grounds

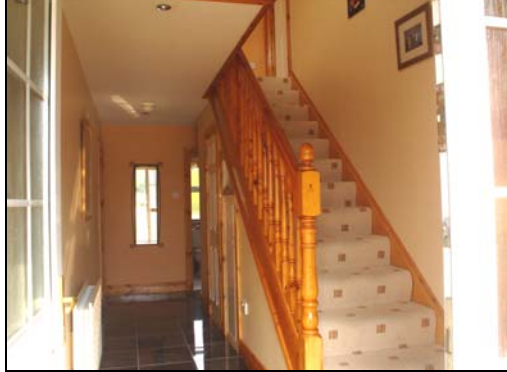
**PRICE: OFFERS OVER £185,000**

**VIEWING: BY APPOINTMENT WITH THE AGENT**

No. 9 Shankill Road, Killyveagh, Monea is an exceptional 4-bedroom detached chalet bungalow residence. This property is decorated & maintained to the highest of standards throughout- with high quality fixtures & fittings. Situated on a larger than average site the property boasts ample parking as well as landscaped garden areas.

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

**Entrance Hall:** 6'9'' x 19'8''. Spacious Hallway with Pine Staircase Off Leading to Landing Area. Built in Storage Under Stairs.



**Living Room:**



13'2'' x 16'3'' + Bay Window Measuring 4'10'' x 2'3''. Open Fire Place with Timber Surround, Cast Iron Insert & Tiled Hearth. Maple Floor Finishing. Exceptionally Well-Decorated Room.



**Kitchen /  
Dining Room:**

11'0'' x 20'9'' + Bay Window Measuring 4'10'' x 2'3''. Excellent Range of High & Low Level Units. Excellent Range of Built in Appliances Including Gas Hob with Extractor Fan Over. Built in Dishwasher & Fridge. Fully Tiled Floor, Part Tiled Walls. Single Drainer Stainless Steel Sink Unit with Salad Bowl.

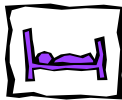


**Utility:** 11'0" x 5'0". Range of Useful High & Low Level Units. Plumbed For Washing Machine.

**Bathroom:** 6'2" x 4'6". High Quality White Suite Comprising of WC, Pedestal Wash Hand Basin & Separate Corner Shower Unit. Fully Tiled Floor & Part Tiled Walls.

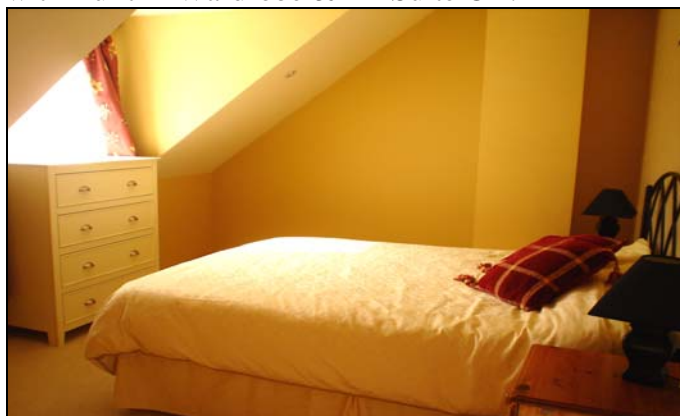


**Bedroom 1:** 13'2" x 9'7". Exceptionally Well-Decorated Room with Built in Wardrobe.



**UPSTAIRS**

**Bedroom 2:** 11'0" x 14'0" (Into Roof Slope). High Quality finished room with Built in Wardrobe & En-Suite Off.



**En-Suite:** 5'4" x 6'10". Ensuite Included Separate WC, Pedestal Wash Hand Basin & Corner Shower with Electric Shower Fitting. Fully Tiled Floor.

**Bedroom 3:** 13'2" x 10'5". (Into Roof Slope).



**Bedroom 4:** 13'2'' x 10'5''. (Into Roof Slope).

**Bathroom 2:** High Quality 3 Piece White Suite Fitted.



- Drive Around Facility
- Foundations In Place For Detached Garage
- Spacious Level Site
- Large Landscaped Garden Areas



**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](http://www.seamuscox.com)**

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