



SEAMUS COX & CO

~ESTATE AGENTS ~ CHARTERED SURVEYORS ~ VALUERS~

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FOR SALE BY PRIVATE TREATY

PRESTIGIOUS NEW 5 BEDROOM 3 RECEPTION DETACHED 2 STOREY RESIDENCE, WITH DETACHED DOUBLE GARAGE SITUATED ON A SPACIOUS CIRCA 1-ACRE SITE IN A PICTURESQUE RURAL AREA



GLENGESH, TEMPO, CO FERMANAGH

- Full Oil Fired Heating / uPVC Double Glazed Windows
- 5 Bedrooms (2 with En-Suite) / 3 receptions
- Private Rural Location - Circa 1 Acre Site
- Circa 2,600 sq ft / Pre Wired Alarm / Wired Lights to Front
- Spectacular Views of Surrounding Countryside. Detached Double Garage
- Builders Finish- Red Wood Skirting, Architraves & Doors

PRICE: OFFERS AROUND £200,000+

VIEWING: BY APPOINTMENT WITH THE AGENT

Glengesh, Tempo comprises a substantial New 5 bedroom detached residence with detached double garage situated on a Spacious Circa 1 acre site in a quiet rural area. The property has 5 large bedrooms (2 with en-suite's) and 3 spacious reception rooms. The property is finished to a High Quality builder's specification and is situated in a quiet yet convenient rural area close to Tempo and Fintona.



Directions – Through Tempo Village, Take Slip off to Left For Fintona. Property Situated 3.1 Miles on Right Hand Side.

ACCOMODATION DETAILS

Entrance Hall: 13'11'' x 11'8''. Open Spindale Pine Staircase.



Living Room: 13'0'' x 14'9''. Provision For Open Fire Place



Rear Hall: 3'5'' x 17'11''. Cloaks Off.

Kitchen/Dining: 12'10'' x 30'9''. Provision for Range Cooker. Recessed Lighting. Large Store/Larder Off. Ample Living Space.



Separate W.C: 4'0'' x 7'7''. Provision for WC & Pedestal Wash Hand Basin

Utility: 7'3'' x 8'8''.

Bedroom 1: 12'4'' x 13'0''.



En-suite: 4'5'' x 6'11''. Provision for WC, Pedestal Wash Hand Basin & Separate Shower.

Conservatory: 13'1'' x 73'8''.



UPSTAIRS

Landing: 18'9'' x 14'8''. Hotpress, Store & Cloaks Off.



Bedroom 2: 13'0'' x 10'9''.



Bedroom 3: 13'0'' x 9'1''.

En-Suite: 4'0'' x 7'4''. Provision For WC, Pedestal Wash Hand Basin & Separate Shower **Dressing Room:** 5'0'' x 5'3''.

Bedroom 4: 13'0'' x 13'0''

Bedroom 5: 13'1'' x 13'1''.

Bathroom: 9'4'' x 9'1''. Provision For WC, Pedestal Wash Hand Basin, Bath & Shower. Wired for Jacuzzi Bath.

Roofspace: 15'6'' x 38'8''. Wired Lights, Sockets, etc.

Outside:

- Large Detached Garage – 21'3'' x 33'10''. Roller Door. Side Door + 2 Windows
- Spacious Circa 1 Acre Site
- Lawn Areas Level & Soiled
- Driveway Kerbed / Entrance Pillars

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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