



# SEAMUS COX & CO

~ESTATE AGENTS ~ CHARTERED SURVEYORS ~ VALUERS~

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## **FOR SALE BY PRIVATE TREATY**

EXCEPTIONAL 3 BEDROOM RESIDENCE WITH GARAGE IN IMPECCABLE DECORATIVE ORDER SITUATED ON A LARGER THAN AVERAGE SITE A SHORT DISTANCE FROM ENNISKILLEN



**No. 9 Cloghtogle Road, Mountdrum, Lisbellaw**

- Full Oil Fired Central Heating / Upvc Double Glazed Windows
- Spacious Site with Detached Garage
- 1 mile from Lisbellaw – 5 Mile from Enniskillen
- 3 Bedrooms / 2 Reception
- 2 Bathrooms
- Early Viewing Highly Recommended

**PRICE: OFFERS AROUND £220,000**

**VIEWING HIGHLY RECOMMENDED: BY APPOINTMENT WITH THE AGENT**

No 9 Cloghtole Road, Mountdrum, Lisbellaw, comprises an Excellent 3 Bedroom Detached residence with garage offering spacious garden areas. Internally the property is finished off to a very high standard throughout and externally is situated on a larger than average site. The property is close to all local amenities of Lisbellaw as well as being a short drive from Enniskillen.

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

**Entrance Hall:** 15'1'' x 8'11''. Laminate Wooden Floor. Hardwood Front Door with Side Glazing. TV Point.



**Living Room:**



18'0'' x 13'10''. Open Fire Place with Wooden Surround, Cast Iron Insert & Tiled Hearth. Ceiling Cornice & Centre Piece.



**Kitchen /Dining:**



14'0'' x 13'9''. Extensive Range of High & Low Level Kitchen Units, Centred Island with Granite Worktop. Built in Oven & Gas Hob. Built in Dishwasher. Fully Tiled Floor. Part Tiled Walls.



**Family Room:**

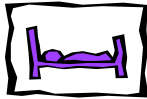
13'9'' x 11'3''. Laminate Wooden Floor. TV Point. Patio Doors Through To Family Room.



**Utility:** 10'11" x 8'3". Range of High & Low Level Units. Plumbed For Washing Machine. Fully Tiled Walls.

**Separate W.C:** Good Quality White Suite Comprising Close Coupled W.C. & Pedestal Wash Hand Basin. Fully Tiled Floor. Part Tiled Walls.

**Master Bedroom:** 14'5" x 13'3". Double Wardrobe. Single Panel Radiator.



**En - Suite:** 5'1" x 5'2". White Suite Comprising of Close Coupled WC, Pedestal Wash Hand Basin & Separate Shower With Electric Shower Unit.

**Bedroom 2:** 13'10" x 10'11". Built in Double Wardrobe. Single Panel Radiator.



**Bedroom 3:** 12'4" x 11'4". Single Panel Radiator.

**Bathroom:** 13'10" x 8'1". Good Quality White Suite Comprising of Jacuzzi Corner Bath, Pedestal Wash Hand Basin, Close Coupled WC & Separate Shower Cubicle with Creda Electric Shower Unit. Recessed Lighting. Fully Tiled Walls & Floor.





## **OUTSIDE**



- Detached Garage – 25'10'' x 16'4'' . Roller Door – Ample Power Points
- Spacious Site with Lawns To Front & Side
- Large Concrete Yard Area to Rear with Stoned Driveway



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

**Email address: [seamuscox@btconnect.com](mailto:seamuscox@btconnect.com)**

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