



SEAMUS COX & CO

~ESTATE AGENTS ~ CHARTERED SURVEYORS ~ VALUERS~

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FOR SALE BY PRIVATE TREATY

**CONVENIENTLY LOCATED 3 BEDROOM END-TERRACED
HOUSE IN CLOSE PROXIMITY TO ALL LOCAL AMENITIES
WITH INVESTMENT POTENTIAL!!!**



No. 124 HILL VIEW ROAD, ENNISKILLEN

- Hardwood Double Glazed Windows & Doors
- Full Oil Fired Central Heating
- Close to all Local Amenities
- Spacious Garden Areas with end site
- Early Viewing Highly Recommended
- **Ideal for Investors/ first time buyers alike**

OFFERS AROUND £80,000

VIEWING STRICTLY BY APPOINTMENT WITH THE AGENT

No.124 Hillview Road comprises a Spacious Well maintained 3-bedroom End terrace residence, with a newly fitted high quality kitchen & dining area. The property is situated within in close proximity to Enniskillen Town and therefore is ideal For First Time Buyers Or Investors alike.

VIEWING COMES HIGHLY RECOMMENDED BY THE AGENT

ACCOMODATION

Living Room: 18'11'' x 9' 11''. Open Fire Place with Marble Surround & Hearth. Spacious Bright Room with laminate flooring & TV Point.



Kitchen / Dining: 18'11'' x 12'1''. Range of Good Quality High & Low Level Kitchen Units with integrated Electric Hob and fan-assisted oven. Double drainer stainless steel sink unit, washing machine, part tiled walls and fully tiled floor.



Office/Storage Room: Access through the kitchen or via the front or rear door.

UPSTAIRS

Bedroom 1: 10'4'' x 11'5''. Good sized room with built in double wardrobe.



Bedroom 2: 12'1'' x 8'8''. Good sized room with built in wardrobe and shelved Hotpress.

Bedroom 3: 8'4'' x 8'4''.

Bathroom: 6'4'' x 5'7''. High quality coloured suite with pedestal wash hand basin and wooden panelled bath with electric shower over and a fully tiled floor and matching wall.



OUTSIDE:

- Good Sized Rear Yard (Fully Enclosed)
- Enclosed Compact Front Garden Area.



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 IS AVAILABLE THROUGH OUR IN-HOUSE FINANCIAL ADVISER**

SEE OUR PROPERTIES ON LINE AT:

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