



SEAMUS COX & CO

~ESTATE AGENTS ~ CHARTERED SURVEYORS ~ VALUERS~

28 EAST BRIDGE STREET, ENNISKILLEN,
CO. FERMANAGH, BT74 7BT

TEL: 02866 325553 FAX: 02866325245

WWW.SEAMUSCOX.COM

FOR SALE BY PRIVATE TREATY

COMPACT AND WELL MAINTAINED 2 BEDROOM MID TERRACE BUNGALOW, LOCATED IN A DELIGHTFUL, SEMI-RURAL AREA



7 WOAGHTERNERRY, COA ROAD, ENNISKILLEN

- Upvc Double Glazed Windows & Doors
- Full Oil Fired Central Heating
- Good decorative order throughout
- Large enclosed gravelled yard area to rear
- Excellent Country Views from rear

OFFERS AROUND £90,000

VIEWING: BY APPOINTMENT WITH THE AGENT

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

Accommodation Details:

Entrance Porch: 5'2" x 5'4". PVC Front Door. Fully tiled floor.

Entrance Hall: 15' x 5'8". Fully tiled floor. Shelved Hotpress with cylinder and internal immersion. Telephone Point.

Living Room: 15'4" x 11'9". Fireplace with Wood Burning Stove. Tiled and Wood Surround. TV Point. 2 No Radiators. Built in shelves.



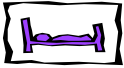
Kitchen:



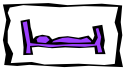
15'4" x 8'9". Extensive Range of Good Quality High and Low Level Units. Built in Ceramic Hob. Built in Creda Oven. Fully Tiled Walls. Part Tiling to Walls. Extractor Fan. Plumbed for Washing Machine.



Bedroom 1: 11'10" x 10'3". Built in Double Robes. Single Panel Radiator. Laminate Flooring.



Bedroom 2: 8'10" x 11'2". Laminate Flooring. Single Panel Radiator.



Bathroom: 5'11" x 5'9". White Suite comprising Pedestal Wash Hand Basin, Closed Coupled w.c. Separate shower cubicle with Triton Electric Shower. Fully Tiled Floor. Part Tiling to Walls. Heated Towel Rail.



Outside: 

- Enclosed gravelled area to front with concrete pathway
- Large enclosed gravelled area to rear with ample parking space
- Fuel Store and Wooden Shed.
- Outside Tap
- Raised Decking Area
- Detached Wooden Garage



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

Email address:seamuscox@btconnect.com

Seamus Cox & Co for themselves and for the Vendors of this property whose agents they are giving notice that (i) the particulars are set out as a general outline only for the guidance of the intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given, without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Seamus Cox & Co has any authority to make or give any representation or warranty whatever in relation to this property.