

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

MAGNIFICENT 4/5 BEDROOM DETACHED BUNGALOW WITH
DETACHED GARAGE SITUATED ON A LARGE CORNER SITE WITHIN
A VERY POPULAR LOCATION ON THE OUTSKIRTS OF ENNISKILLEN



1 Drumlyon Drive, Silverhill, Enniskillen

- Upvc Double Glazed Windows & Doors / Full Oil Fired Central Heating
- Recently comprehensively refurbished
- Beautifully Decorated & Maintained Throughout
- 4/5 Bedrooms – 2/3 Reception layout
- Very spacious mature corner site with 2 separate entrances
- Convenient to all amenities
- Opportunity not to be missed!!!

OFFERS AROUND £255,000

VIEWING: BY APPOINTMENT WITH THE AGENT

1 Drumlyon Drive comprises a large spacious recently comprehensively refurbished 4/5 bedroom, 2/3 reception detached bungalow with detached Garage in exceptional decorative order throughout. The Property is fitted out with exceptionally high quality fixtures & fittings (Luxury Kitchen & Sanitary Ware) and has very spacious well laid out accommodation. Externally the property is situated on a large corner site with 2 separate entrances, and comprises mature garden areas. The Property is located within a quiet residential area close to all local amenities.



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

Accommodation Details:

Entrance Hall: 6'1'' x 14'1'' + 3'10'' x 34'4''. Semi Solid Wooden Flooring. Recessed Lighting. Telephone Point. Hotpress Off.

Living Room: 16'5'' x 12'7''. Semi Solid Wooden Flooring. Very Attractive Cut Stone Open Fire Place. TV & Telephone Points. French Doors Through From Hallway.



Sitting Room: 9'7'' x 13'7''. TV Point. Semi Solid Wooden Flooring. Exceptionally Well Decorated. Patio Doors Leading Out To Rear Patio Area. Open Plan Through To Kitchen.



Kitchen:



10'7'' x 16'2''. Exceptional High Quality Kitchen With Wide Range of High & Low Level Units. Built in Fridge Freezer/Oven & Hob with Extractor Fan Over/ Dishwasher & Washer Dryer. Fully Tiled Floor. Part Tiled Walls. Built in Wine Rack. Large Larder Off. Ample Dining Space. Recessed Lighting



Bathroom:



10'6'' x 6'8''. High Quality White Suite Comprising Close Coupled WC, Pedestal Wash Hand Basin & Panelled Bath - Telephone Shower Over. Separate Shower Cubicle with Power Shower. Fully Tiled Floor. Part Tiled Walls. Recessed Lighting.



Bedroom 1:



10'7'' x 10'0''. TV Point. Exceptionally Well Decorated.



Ensuite:

6'2'' x 7'1''. High Quality Suite Comprising Close Coupled WC, Pedestal WHB & Separate Fully Tiled Shower (Electric). Part Tiled Walls. Fully Tiled Floor. Recessed Lighting.

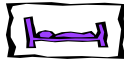
Bedroom 2:

11'3'' x 9'11''. Built in Double Wardrobes. Well Decorated.



Bedroom 3:

10'7'' x 9'8'' Exceptionally Well Decorated.



Bedroom 4:

8'4'' x 10'7''. Exceptionally Well Decorated.

Bed 5/Study:

9'0'' x 9'11''. Semi Solid Wooden Flooring. Telephone Point.

Outside: 

- 18'0'' x 13'2''-Detached Garage with Roller Door/ New Oil Fired Burner
- 2 separate Entrances (Front & Back)
- Mature garden areas surround / Mainly Lawn with Mature Shrubbery
- Patio Area/Tarmac Driveway Ample Parking for 5+ cars



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

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