

SEAMUS COX & CO

~ESTATE AGENTS ~ CHARTERED SURVEYORS ~ VALUERS~

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FOR SALE BY PRIVATE TREATY

DECEPTIVELY SPACIOUS 3 BEDROOM DETACHED BUNGALOW ON A LARGER THAN AVERAGE SITE IN A MUCH SOUGHT AFTER LOCATION.



90 EDENMORE ROAD, TEMPO,

- Full Oil Fired Central Heating / Upvc Double Glazed Windows & Doors.
- 3 Spacious Bedrooms & Large Living Area.
- Well Decorated & Maintained Throughout.
- Larger Than Average Private Site With Spacious Drive Way And Garden Areas
- Convenient & Pleasant Rural Location Close to Tempo and Enniskillen.
- Solar Panel Hot Water System.

OFFERS AROUND £170,000

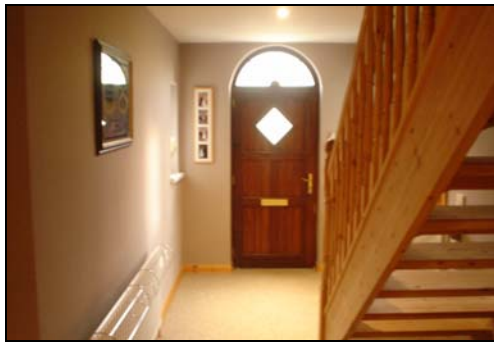
VIEWING HIGHLY RECOMMENDED: BY APPOINTMENT WITH THE AGENT

This immaculate three bedroom detached bungalow at Edenmore Road, Tempo is situated just eight miles from Enniskillen. This property comprises a deceptively spacious 3 bedroom Detached Bungalow, situated on a very spacious site offering nice views of the gardens all round.

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

Accommodation Details:

Entrance Hall: 18'11" x 16'10". Very Bright Spacious Hallway With Spot Lighting Throughout, Telephone Point And Large, Shelved Hot-press With 200ltr Hot Water Storage Tank.



Living Room: 15'5" x 12'11". A Large Well Decorated Room With Open Fireplace With Pine Surround & Matching Wall Mirror. T.V & Telephone Point, Ample Electrical Sockets And Plumbed For Back Boiler.



Kitchen / Dining: 19'4" x 14'2". Exceptionally Large And Well Presented Kitchen/Dining Room With Good Quality Pine fitted Kitchen

Range with High & Low Level Units with under lighting, and integrated stove & Extractor Fan, Dishwasher. Patio Doors Leading Off From The Dining Area.

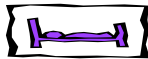


Utility:

5'10'' x 8'5''. Good Quality Pine Units, Plumbed For Washing Machine And Tumble Drier. Separate Toilet with W/C And Cloak Room.



Bedroom 1:



13'1'' x 11'4''. Exceptionally well-decorated double bedroom with fitted wardrobe, telephone & television point and en-suite.



En-Suite:

4'8'' x 8'11''. Good Quality White Suite Comprising of Close Coupled WC, Pedestal Wash Hand Basin & Separate Fully Tiled Electric Shower. Fully Tiled Floor & Wall.



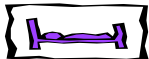
Bedroom 2:

11'4'' x 10'8''. A large double bedroom, with excellent décor, fitted wardrobes and a television point.



Bedroom 3:

10'6'' x 13'1''. Again a large well presented third bedroom with a Telephone Point.



Bathroom:



7'9'' x 11'4''. High Quality White Suite Comprising of Close Coupled WC, Pedestal Wash Hand Basin & Mahogany Panelled Bath With Separate Fully Tiled Electric Shower. Fully Tiled Floor & part tiled walls and wall-mounted mirror with light fittings.



First Floor Accommodation:

Bedroom 4/Office: 13'5'' x 11'8''. Again a large room presently an office with a Telephone Point, television point and ample electric sockets.



There is also a large unused loft area which could be suitable for a number of uses, however currently it is being used as a storage area.

OUTSIDE

- Stone Driveway – Ample car space and room for a garage.
- Larger than average site;
- Front, Back and Side Garden Areas.



Services: Mains Water & Electricity And Drainage To Septic Tank.
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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Register your property needs on www.seamuscox.com and have details of suitable homes sent to you by E-Mail

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