

# SEAMUS COX & CO

~ESTATE AGENTS ~ CHARTERED SURVEYORS ~ VALUERS~

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## FOR SALE BY PRIVATE TREATY

MAGNIFICENT 4 BEDROOM DETACHED RESIDENCE SITUATED ON A  
VERY SPACIOUS LANDSCAPED SITE WITHIN A SPECTACULAR  
COUNTRYSIDE SETTING



## **CORNAVRAV, NEWTOWNBUTLER**

- Full Oil Fired Central Heating / Upvc Double Glazed Windows & Doors
- 4 Bedrooms (Master En-Suite) / 2 receptions
- Truly Outstanding Internal Decoration throughout
- Large Very high Quality Kitchen with Built In Appliances & utility
- Fantastic Sized Garden Areas surrounding property -  $\frac{3}{4}$  Acre Site
- Convenient Location with excellent privacy & views

**PRICE: OFFERS AROUND £320,000**  
**VIEWING: BY APPOINTMENT WITH THE AGENT**

Cornavray, Newtownbutler offers a truly exceptional 4 bedroom 2 Reception detached residence. This property is decorated & maintained to the very highest of standards throughout- with high quality fixtures & fittings. Situated on a very large site the property boasts ample parking & is surrounded by open countryside. Newtownbutler 2 Miles, Lisnaskea 3.5 & Crom /Lough Erne 2.5 Miles

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



**Entrance Hall:** 10'5'' x 15'3''. Laminate Wooden Flooring. Telephone Point. Open Spindale Pine Staircase off. Cloaks Off. Large Landing 10'4'' x 15'3'' with Open Plan Study Area. Large Walk in Hotpress.



**Rear Hall:** 3'2'' x 12'9''. Fully Tiled Floor. Large Cloaks Off.  
**Living Room:** 14'10'' x 13'7''. Laminate Wooden Flooring. Open Fire Place with Marble Surround & Hearth. TV & Telephone Points. Very Well Decorated. Ceiling Cornice & Centrepiece.



**Sitting Room:** 11'1'' x 15'3''. Faux Fireplace (Electric). Granite Hearth. Wood Surround. TV Point (x2). Laminate Wooden Flooring. Open Plan Through To Kitchen Dining Area.



**Kitchen:**



25'5'' x 12'9''. Excellent Range of Solid Wood Chestnut Units. Built in Range Cooker (6 Ring Gas Hob). Dishwasher, Fridge Freezer, Glass Display Case. Recessed Lighting. Fully Tiled Floor, Part Tiled Walls. Patio Doors out to Garden.



**Shower Room:** 6'10'' x 6'4''. Close Coupled WC, Pedestal Wash Hand Basin, Separate Shower Cubicle. Fully Tiled Floor & Walls.

**Utility Room:** 6'5'' x 9'0''. Range of High & Low Level Units. Plumed For Washing Machine. Space For Tumble Dryer. Fully Tiled Floor.

**UPSTAIRS**

**Bedroom 1:** 11'7'' x 11'0''. Bright Well Decorated Room.



**En-Suite:** 11'0'' x 3'2''. Close Coupled WC, Pedestal Wash Hand Basin, Separate Shower Cubicle. Fully Tiled Walls & Floor.

**Bedroom 2:** 12'1'' x 14'9''. Built in Wardrobes. Very Well Decorated. TV Point.



**Bedroom 3:** 14'10'' x 12'9''. Very Well Decorated.

**Bedroom 4:** 12'10'' x 10'2''. Very Well Decorated.

**Bathroom:**



12'8'' x 10'0''. Very High Quality White Suite Comprising of Close Coupled WC, Pedestal Wash Hand Basin & Panelled Bath. Separate Shower Cubicle. Fully Tiled Walls & Floor.



**Outside**



- Very Spacious Mature Garden Areas Surround Property – 3 / 4 Acre Site
- Mainly Lawn (Landscaped Site)
- Tarmac Driveway / Paved Patio Section / Garden Shed



**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**

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