



# SEAMUS COX & CO

~ESTATE AGENTS ~ CHARTERED SURVEYORS ~ VALUERS~

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## FOR SALE BY PRIVATE TREATY

PRESTIGIOUS NEW 5 BEDROOM 3 RECEPTION DETACHED RESIDENCE,  
WITH DETACHED GARAGE SITUATED ON A SPACIOUS SITE IN A  
PICTURESQUE RURAL AREA



### **EDENCLAW, EDERNEY**

- Full Oil Fired Central Heating / uPVC Double Glazed Windows
- 5 Bedrooms (1 with En-Suite) / 3 receptions
- Fully Painted Throughout
- Exceptionally Spacious Accommodation –deceptively Spacious!
- Builders Finish- Oak Skirting, architrave & Internal Doors
- Excellent views over open countryside

**PRICE: OFFERS AROUND £245,000**  
**VIEWING: BY APPOINTMENT WITH THE AGENT**

Edenclaw, Ederney comprises a substantial New 5 bedroom detached residence with detached garage situated on a spacious site in a quiet rural area. The property has 5 Spacious bedrooms (Master en-suite) and 3 spacious reception rooms. The property is finished to a Very High Quality builder's specification and is situated in a quiet yet convenient rural area circa 1 mile from Ederney.



*Directions – From Enniskillen into Ederney – straight over roundabout heading for lack, in approx 0.2 miles turn right, continue for 0.7 miles and property is situated on your left identified by our for sale board.*

#### **ACCOMODATION DETAILS**

**Entrance Hall:** Large Entrance hall with Telephone Point. Open Spindale Open Thread Oak Staircase Off leading to galleried landing.



**Living Room:** 12'0'' x 16'9''. TV & Telephone Points. Provision For Open Fire Place.



**Kitchen/Dining:** 30'9'' x 13'10''. Exceptional Sized Room. TV & Telephone Points. Provision For Stove/Range Cooker. Ample Unit Space / Island.

**Sunroom:** 11'10'' x 11'10''. Patio Doors Out To Garden Area.



**Separate W.C:** 7'1'' x 3'5''.

**Utility:** 7'9'' x 9'9''.

**Bedroom 1:** 15'10'' x 11'10''. TV & Telephone Points. (6'0'' x 5'5'' Dressing Room).



**En-suite:** 6'9'' x 5'5''. Close Coupled WC, Pedestal Wash Hand Basin. Separate Shower Cubicle. Fully Tiled Floor, Part Tiled Walls.



### **UPSTAIRS:**

**Bedroom 2:** 14'5'' x 14'4''. TV Point.



**Bedroom 3:** 17'9'' x 17'3''. Eaves Storage.



**Bedroom 4:** 10'0'' x 10'8''. Telephone Point.

**Bedroom 5:** 17'3'' x 13'10''. TV Point.

**Bathroom:** 11'5'' x 8'0''. Provision For Shower, Bath, Separate WC & Pedestal Wash Hand Basin.

#### **Outside:**

- Drive Around House Facility / Entrance Pillars – Wired For Lights
- Lawn Areas – Levelled + Soiled / Driveway Kerbed
- Detached Garage – 22'6'' x 17'0''. Roller Door – Side Door + Window.



**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 available through our in-house Financial Adviser.**

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