

FOR SALE BY PRIVATE TREATY

WELL-MAINTAINED 3 BEDROOM DETACHED BUNGALOW WITH RANGE OF AGRICULTURAL OUTBUILDINGS AND ADJOINING CIRCA 8 ACRES **PLUS ADDITIONAL 1 ACRE POTENTIAL BUILDING SITE**



“STRIPE”, COONIAN, FIVEMILETOWN

- Full Oil Fired Central Heating / Upvc Double Glazed Windows & Doors
- 3 Spacious Bedrooms / 1 Reception Well maintained & Decorated Throughout
- Range of Agricultural Outbuildings – On Main Bus Route for Schools Etc
- Roslea 7 miles / Lisnaskea 8 / Brookeborough 5 Miles
- Circa 1 Acre potential building site adjacent. – Excellent Fishing in Vicinity
- Circa 8 Acres of Grazing Land– great views over countryside & Forestry

PRICE: OFFERS AROUND £245,000

VIEWING: BY APPOINTMENT WITH THE AGENT

“Stripe”, Coonian, Fivemiletown comprises a well maintained 3 bedroom detached bungalow with range of agricultural outbuildings and an adjoining circa 8 acres of agricultural land (Rough Grazing) and a circa 1 acre potential building site. This is an excellent opportunity for those looking for a small holding in a scenic rural area. May suit those with equestrian interests) Viewing is highly recommended by appointment with the agent.

Entrance Hall: 3'10'' x 13'3'' + 2'10'' x 12'5''. Hotpress Off.

Living Room: 11'6'' x 13'3''. Open Fire Place with Marble Surround & Hearth. TV Point. Well Decorated. Telephone Point.



Kitchen/Dining: 19'9'' x 10'7''. Range of High & Low Level Units. Cooker Point. Plumed For Washing Machine. Space For Tumble Dryer. Double Drainer Stainless Steel Sink Unit. Part Tiled Walls. Ample Dining Space. TV Point.



Bathroom: 8'6'' x 6'10''. Coloured Suite Comprising of Close Coupled WC, Pedestal Wash Hand Basin & Panelled Bath. Part Tiled Walls.



Bedroom 1: 9'7'' x 14'2''. Built in Wardrobes. Well Decorated.



Bedroom 2: 10'3'' x 9'11''.

Bedroom 3:

11'10'' x 9'10''. Well Decorated.



Outside



CIRCA 8 ACRES- MAP FOR IDENTIFICATION PURPOSES ATTACHED

- Byre – 20'11'' x 15'11'' . - Lean To Stalls – 35'3'' x 10'9''
- Mono Pitch Cowshed – 28'6'' x 26'1'' . - Outhouse – 9'11'' x 19'10''
- General Purpose Shed/Hayshed – 18'9'' x 34'8''. Outhouse may be suitable for conversion (subject to approvals)



Directions: Through Brookeborough Village heading For Roslea, Continue For 4.4 Miles, Arrive at Staggered Crossroads, Straight Over (Carnmore/Roslea), Continue For 1.2 Miles, Property Situated on Right Hand Side.

SERVICES Mains Water, Electricity and Drainage

**** New Heating system & Upvc windows installed 2007****

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:

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