



07729262655 or 07773060036

FOR SALE

This well presented 3 bedroom semi-detached residence with separate garage and store, set on the main Kesh to Ederney Road, located on the edge of Kesh Village, within close walking distance of local facilities and amenities. This property could be ideal as a holiday home because of its location close to Lower Lough Erne, Kesh village has been a popular tourist resort. It is about 5 miles from the border with the Republic of Ireland and 22 miles from the Atlantic coast resort of Rosstown in County Donegal.

**11 Station Road
Kesh
Enniskillen
Co Fermanagh
BT93 1UP**

Asking Price: £80,000 Energy Rating F32



- **3 Bedrooms, 2 Reception Rooms, 1 Bathroom**
- **Oil Fired Central Heating**
- **Mahogany Wood Double Glazed Windows**
- **Pine Doors Throughout**
- **Property Size: 1,173 sq ft**

- Garage and Store
- Garden Shed
- Enclosed Garden To Rear
- Off Street Ample Parking
- Edge of village Location
- Suitable for a First Time Buyer or a Holiday Home
- Freehold

This well presented 3 Bedroom semi-detached residence is located on the edge of Kesh village within walking distance of local facilities and amenities. The property is located approximately 3 miles from Ederney, 5 miles from Pettigoe and 15 miles from Enniskillen town centre. This property would be ideal as a holiday home because of its location close to Lower Lough Erne, Kesh village has been a popular tourist resort. It has two caravan parks, a small attractive marina and other related industries both within its boundaries and the surrounding area. It is about 5 miles from the border with the Republic of Ireland and 22 miles from the Atlantic coast resort of Rossnowlagh in County Donegal, thus adding to its popularity with holiday makers, day-trippers and weekenders.

Viewing is recommended to appreciate this property's potential!

Accommodation Comprises:

Entrance Hall: 13'6 x 6'5 Partly Pine Panelled walls, tiled floor, storage cupboard.

Living Room: 19'0 x 11'0 Open fireplace with brick surround, tiled hearth, laminated floor, TV point, dado rail, glazed double doors leads to paved patio area.





Dining Room: 10'9 x 8'6 TV point.

Kitchen: 15'5 x 7'9 Fully fitted kitchen including high and low level units, Belfast sink unit with pine surround, stainless steel extractor fan, tiled between cupboards, laminated worktop, plumbed for washing machine, 2 x storage cupboards.



First Floor:-

Landing: 12'10 x 4'3 & 6'4 x 3'8 Hotpress

Bedroom (1): 11'0 x 8'1



Bedroom (2): 10'7 x 9'10 Built in wardrobe.



Bedroom (3): 12'11 x 8'7 TV point.



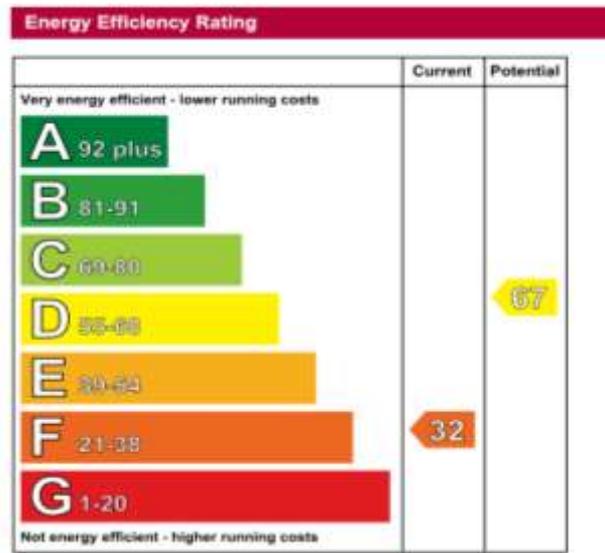
**Bathroom: 8'7 x 5'9 2 piece sanitary ware, shower above bath, tiled bath panel, tiled above bath and sink, shelved unit.
Separate Toilet: 5'10 x 2'7 Corner sink and toilet.**



OUTSIDE

Garage and store. The store has the potential for a small business or other interests. Enclosed rear garden with surrounding fence and wall. Separate enclosed gravelled area for clothes line or potted plants. Neat paved patio area with garden shed. Access to rear door via a side gate, walled front garden with lawn area, mature shrubs, attractive bordered flower bed, and a driveway that provides ample parking to front and rear, outside tap, outside lights.





**For Further Details
 Contact A&S Property Sales
 07729262655
 07773060036
 www.aspropertysales.com**

Disclaimer:

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.