



A & S
PROPERTY SALES

07729262655 or 07773060036

FOR SALE

This Attractively Presented 3 Bedroom End Terrace Residence Has Been Carefully Maintained And Upgraded By The Present Owner To Offer A Home In True Move In Condition. This Elevated Property With Its View Over Enniskillen Is Located On The Edge Of Town, Close To All Local Facilities And Amenities.

**12 Abbey Drive
Enniskillen
Co Fermanagh
BT74 7NJ**

**REDUCED PRICE: £65,000 (negotiable)
EPC Reference:0862-2995-0641-9224-6121**



3 Bedrooms, 1 Reception Room, 2 Bathrooms

- Oil Fired Central Heating
- PVC Double Glazed windows Throughout
- Facility For Stove
- Well Presented Throughout
- Easily Maintained Grounds
- Private Enclosed Area To Rear
- Edge Of Town Location
- New Kitchen (1 year old)
- Rates Per Year £450 Approximately
- Ideal For First Time Buyer

This well presented 3 bedroom end terrace residence is located within a development on the edge of Enniskillen town, close proximity to all local facilities and amenities. From its elevated position the property offers views of Enniskillen town.

Viewing recommended!

Accommodation Comprises:

Entrance Hall: 16'6 x 6'0 Tiled floor, storage cupboard, pvc exterior door, telephone point.



Living Room: 13'3 x 11'9 Fireplace with pine surround, granite inset, granite hearth, TV point, provision for wood burning stove, pine skirting, laminated floor.



Kitchen/

Dining Area: 17'11 x 13'0

Fully fitted cupboards, stainless steel sink unit, ceramic hob, integrated oven, stainless steel/ glass extractor fan, plumbed for washing machine, tiled between cupboards, laminated worktop, shelved unit, breakfast bar, tiled floor, slim storage cupboard, larder cupboard, Patio doors leading to paved yard.

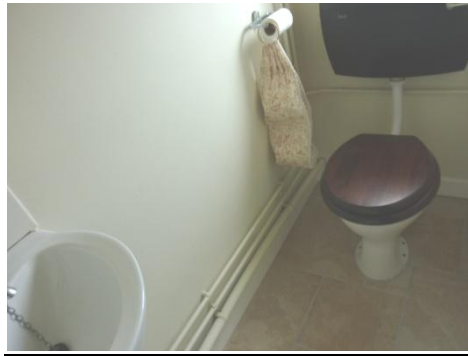


Downstairs

Toilet:
floor.

5'7 x 2'7

Sink and toilet, tiled splash back, tiled



First Floor:-

Landing:

11'8 x 5'11

Storage cupboard, new carpet.

Master Bedroom: 11'4 x 11'9
point.

Built in wardrobe, cushioned floor, TV



Bedroom (2): 12'5 x 11'3 2 x built in wardrobes, new carpet.



Bedroom (3): 8'11 x 7'6 Built in wardrobe, new carpet.



Bathroom: 6'10 x 5'11 Suite includes toilet, sink, electric thermostatically shower above bath, tiled above bath, tiled above sink, cushioned floor.



OUTSIDE

Lawn area and mature shrubs to the front with paved pathway. Private walled enclosure to the rear of the property the ground is paved for ease of maintenance. Property includes coal shed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		72
E 39-54	57	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



**For Further Details: Contact A&S Property Sales:
07729262655 or 07773060036.
email:sales@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.