



07729262655 or 07773060036

FOR SALE

This well maintained 3 bedroom detached House sits within a large garden with a delightful view of Tamlaght Bay. The property benefits from real countryside living, with its spacious garden, generous parking area to the rear, outside building for storage and its convenient location close to Enniskillen Town Centre with easy access to all amenities associated with the town. Further land can be purchased to enhance the property by negotiation. A Perfect Opportunity to have a small business Combined with Family Living. This property could be of particular interest to those with smallholding, horticultural interests or small scale agricultural interests.

**139 Belfast Road
Tamlaght
Enniskillen
Co Fermanagh
BT74 4JJ**

ASKING PRICE: £110,000



- **3 Bedrooms/2 Reception Rooms/1 Bathroom**
- **Oil Fired Central Heating**

- PVC Double glazing
- Well Presented Interior
- Rates Approximately £700 Per year
- Property Benefits from Real Countryside Living
- Mature Large Private Rear Garden
- Magnificent view of Tamlaght Bay
- Detached Storage / Garage Shed
- Ample Parking for Several Cars
- Ideal Spacious Grounds for Small Business Opportunity
- Located near Lisbellaw and Enniskillen

This delightful detached 3 bedroom house is situated within a private large garden, the detached garage/ shed provides useful storage. The property is located 3 miles from Enniskillen, 0.5 miles from Tamlaght, 2 miles from Lisbellaw and 4 miles to Carrybridge with its boating, fishing and water activities on the shores of Upper Lough Erne and close to all amenities. The Property has easy access to all local amenities, schools, churches, and bus routes to main transport links to Belfast. This residence benefits from countryside living with its garden area and storage shed.

Must be viewed to be appreciated!

Accommodation Comprises:

Entrance Hall: 12'1 x 6'2 Wooden exterior door.

Living Room: 15'7 x 11'8 Wood burning Stove, tiled hearth, TV point, patio doors leading to the rear area with the view of Tamlaght bay, laminated floor.



Kitchen: 18'0 x 9'5 Fitted high and low level wooden units, Belfast sink, timber work top, laminated floor.

Dining: 15'7 x 11'8 (widest points). Laminated floor, open fireplace with a stone hearth.

Landing: Hotpress

Bathroom: 11'8 x 5'5 White suite includes bath, separate corner electric shower, toilet and wash hand basin, partly tiled walls, wooden floor.

Master Bedroom: 15'7 x 11'8

Bedroom (2): 11'8 x 10'1

Bedroom (3) 9'5 x 9'5

OUTSIDE

Detached Storage Shed: 49'2 x 16'4 (external measurements)

To the rear there is off road parking for several cars.



The property is enclosed by fencing and has garden grounds with extensive lawn area to rear with ranch wooden gate, stone gravelled area.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		66
E 39-54	45	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

Technical Information

**FOR FURTHER DETAILS
CONTACT A & S Properties
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.