



07729262655 or 07773060036

## **FOR SALE**

**This Attractively Presented 3 Bedroom Terraced Residence Has Been Well Maintained Throughout, Located In A Small Quiet Development On The Edge Of Enniskillen Town.**

**14 Sunnyside Court  
Enniskillen  
Co Fermanagh  
BT74 6FT**

**ASKING PRICE: £89,000 (negotiable)**



**3 Bedrooms, 1 Reception Room, 2 Bathrooms**

- Oil Fired Central Heating
- PVC Double Glazing
- Attractively Presented Interior
- Easily Maintained Concrete Area To Front And Rear
- Parking Space At Rear Of Property
- Management Fee Includes Insurance For The Building
- Floored Roofspace
- Burglar And Smoke Alarm Installed
- Furniture Is Optional
- Easy To Heat
- Good Neighbours
- Edge Of Town Location
- Ideal For First Time Buyer

**This neatly presented 3 bedroom terraced residence is located on the edge of Enniskillen town, within a small quiet residential development, within walking distance of local facilities and amenities.**

**Viewing recommended!**

**Accommodation Comprises:**

**Entrance Hall: 17'9 x 6'9 (Widest Points) Mahogany front door, tiled floor, storage cupboard, hotpress, pine staircase.**



**Living Room: 15'3 x 11'4 Wooden floor, TV point, Patio doors leading to concrete area at rear.**



**Downstairs Toilet: 4'10 x 4'0 Toilet and sink, tiled floor.**



**Open Plan Kitchen/**

**Dining Area: 13'5 x 9'9 Fully fitted pine cupboards, plate rack, stainless steel sink unit, hob, integrated double oven, extractor fan, integrated fridge/freezer, washing machine, tiled between cupboards, laminated worktop, tiled floor.**



**First Floor:-**

**Landing: 6'7 x 3'7**

**Master Bedroom: 14'7 x 8'10**



**Bedroom (2): 10'6 x 7'4**



**Bedroom (3): 10'10 x 7'1**



**Bathroom: 9'3 x 7'4 Suite includes toilet, sink, bath, telephone shower over bath, Separate walkin shower cubicle with electric shower, pine panel on bath, tiled above bath, partly pine panelled walls, pine floor.**



### **OUTSIDE**

**Concrete areas to front and rear, parking area at rear of property. Quiet development.**

**Note:** There is a management fee of £115 per six months which includes the insurance of the building, upkeep of surrounding amenity area, general maintenance. Every owner is a member of this management committee.



**For Further Details:**

**Contact A&S Property Sales: 07729262655 or 07773060036.**

**[www.aspropertysales.com](http://www.aspropertysales.com) 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.