



FOR SALE

This attractive detached 4 bedroom bungalow enjoys a setting benefitting from open views of Tamlaght Bay and surrounding countryside, this property is located within beautifully manicured garden grounds extending to approximately 1 acre. Situated on the main Belfast Road, the property is just 3 miles from Enniskillen town, 2 miles to the village of Lisbellaw and 3.5 miles to Carrybridge. Viewing is essential to fully appreciate the level of accommodation on offer!

**141 Belfast Road
Tamlaght
Enniskillen
Co Fermanagh
BT94 5PE**

**Asking Price: £249,000
EPC NO: 9206-5277-5029-5700-5183**

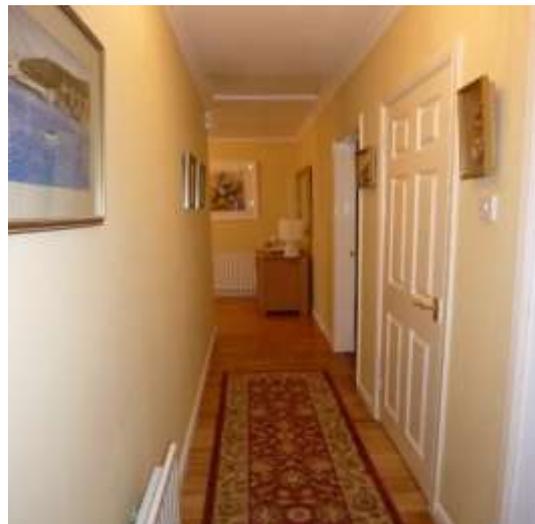


- **4 Bedrooms, 2 Reception Rooms, 2 Bathrooms**
- **PVC Double Glazing Throughout**
- **Oil Fired Central Heating**
- **Well Presented Interior,**
- **Glorious Gardens and Lawns extending to approximately 1 Acre**
- **Entrance to Property via Black Wooden Gates**
- **Extensive Driveway Provides Ample Parking for Several Cars**
- **Rates Per Year: £900 Approximately**
- **Blinds & Curtains Included in Sale**
- **Countryside Location**
- **Ideal Family or Holiday Home**

This well-presented detached bungalow is set within a private countryside setting, with open views of Tamlaght Bay, offering countryside living with its generous manicured garden grounds. The Property has easy access to all local amenities, schools, churches, and bus routes to main transport links to Belfast. This property is located just a convenient distance from the villages of Lisbellaw, Maguiresbridge, Tempo and approximately 3 miles from Enniskillen, 8 miles to Lisnaskea, 3.5 miles to Carrybridge with its boating, fishing and water activities on the shores of Upper Lough Erne.

Accommodation Comprises:

Entrance Hall: 18'7 x 2'11 & 14'4 x 6'4 A spacious entrance hall, oak wood floor, telephone point. PVC glazed exterior door. Hotpress and access to a loft space which is ideal for extra storage.



Living Room: 17'10 x 13'8 An attractive room with an open fireplace with cast iron surround, tiled inset, tiled hearth, oak wood floor, TV point, the bay window offers fabulous views of the lake.



Kitchen/Dining Area: 25'7 x 18'0
Attractive living space offers an array of fitted wooden high and low level cupboards. Integrated oven, 4 ring gas hob, recessed tiled area with Rayburn cooker, plumbed for dishwasher, tiled between cupboards, oak floor, double

doors leading to hallway, double glazed French doors to front paved area offers countryside and water views.



Utility Room: 12'7 x 6'7 A range of fitted cupboards, glazed unit, stainless steel sink unit, plumbed for washing machine and dryer, tiled between cupboards, laminated worktop, tiled floor, shelving. Toilet: 5'2 x 3'5 Sink, toilet, tiled around sink, tiled floor.



Master Bedroom: 17'8 x 11'10 A superb room with dual aspect windows, TV

point, telephone point, glazed doors leading to garden area.



Bedroom (2): 16'11 x 11'9

Dual windows aspect.

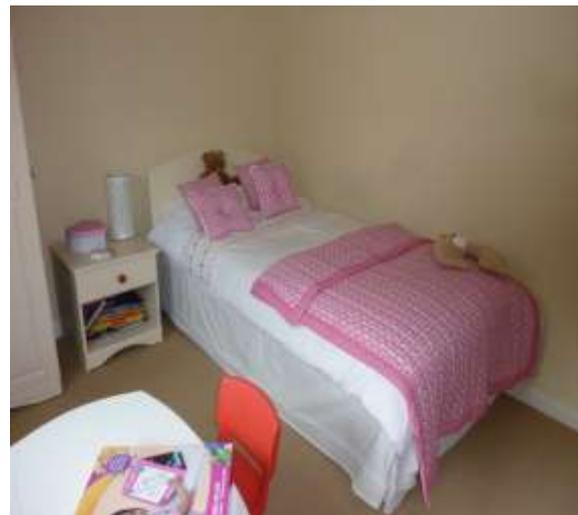




Bedroom (3): 11'9 x 9'3



Bedroom (4): 11'9 x 9'3



Bathroom: 9'0 x 8'1

Beautiful bathroom suite includes bath, sink, toilet, separate walk in corner shower cubicle with electric shower, heated towel rail, fully tiled shower, partly tiled walls, tiled floor.



OUTSIDE

The property is accessed via an entrance with wooden gates leading to a sweeping tree lined entrance gravelled driveway leading to generous private garden grounds which in turn leads to a detached bungalow with off street parking for several cars. There are substantial garden grounds extending to approximately 1 acre, to the front, sides and rear of the property providing year round colour. The gardens to the rear have a patio area, a lawn area, attractive garden shed and summer seating.

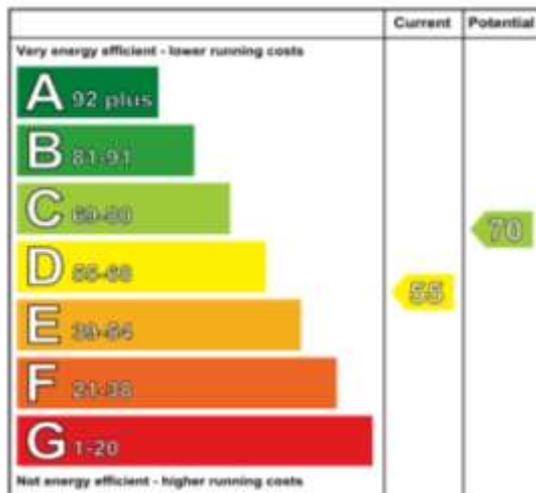




Offering a magnificent view of Tamlaght Bay the gardens to the front also lie mainly to lawn and have good selection of plants and shrubs. The extensive garden grounds are bordered by hedging, trees and mature shrubs. There are also raised stone walled flower beds, flower beds edged in railway sleepers. Concrete pathway round the bungalow and large paved patio area to the front door entrance. An added feature is a maze like secret pathway between hedging and shrubbery. Outside tap.



Site Area: Approximately 1 Acre



FOR FURTHER DETAILS CONTACT
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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