



A & S
PROPERTY SALES

07729262655 or 07773060036

FOR SALE

A Well Presented Detached 3 Bedroom Bungalow With A Detached Garage Offers A Good Deal Of Potential As A Holiday Or Retirement Home. With Roadside Frontage This Property Is Situated On An Elevated Site Offers Scenic Views Of Surrounding Countryside. In Addition To The Attractions Offered By County Fermanagh The Location Provides Easy Access To Co Donegal.

**147 Pettigoe Road
Kesh
Co Fermanagh
BT93 8DD**

Asking Price: £129,000 (Negotiable)



- **3 Bedrooms, 2 Reception Rooms, 2 Bathrooms**
- **Oil Fired Central Heating**
- **PVC Double Glazed Windows**
- **Well Presented Interior**
- **Tarmac Driveway And Ample Parking For Several Cars**
- **Detached Garage**
- **Countryside Setting With Roadside Frontage**
- **Spacious Landscaped Gardens With lawns to the front**
- **Ideal Spacious Grounds For Small Business Opportunity**
- **An Ideal Holiday Or Retirement Bungalow**
- **Short Distance From Co Donegal**

This bungalow has been offered to the market in immaculate order throughout. The property has been landscaped with areas mainly laid in lawn bounded by mature shrubs and trees and concrete patio/ sitting area to the rear. The property is located approximately 2 miles from Pettigoe village, a short distance from Co Donegal and a convenient distance from local towns of Belleek and Kesh.

Recommended Viewing To Appreciate The Potential!

Accommodation Comprises:

Entrance Porch: 5'5 x 4'6 Tiled floor, PVC exterior door.

**Hallway: 19'1 x 3'3 Storage cupboard and laminated floor.
& 11'2 x 5'11**



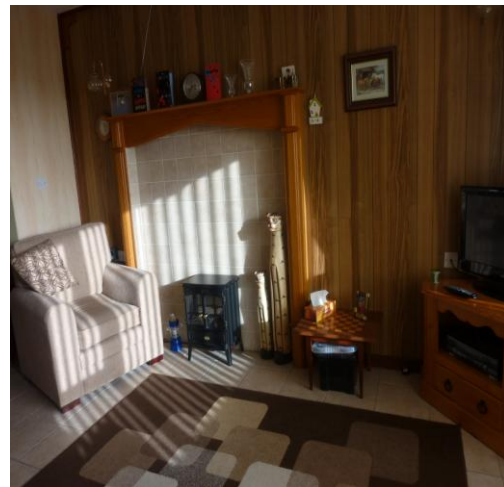
Living Room: 15'0 x 11'7 Open fireplace with mahogany mantle marble surround, inset and hearth. Laminated floor.



Kitchen/

Dining/Living Area: 14'11 x 10'3 Range of light oak fitted units, tiled between cupboards, stainless steel sink unit with single drainer, cooker, fridge, extractor fan and tiled floor.

The kitchen leads through arch feature to family room: 13'8 x 11'4
Feature fireplace with concealed fireplace facility, tiled floor.



Utility Room: 12'0 x 9'2
washing machine. Toilet: 4'9 x 3'0.

Tiled floor and plumbed for

Sunroom/garage: 16'6 x 10'4
cupboard, boiler and pine floor.

Patio doors to front, storage

Bathroom: 10'2 x 7'9 Coloured suite includes toilet, vanity sink unit, panelled bath, and separate electric shower cubicle, hotpress and tiled floor.



Bedroom (1): 13'5 x 9'10 A range of built in wardrobes around the bed, vanity sink unit and laminated floor.



Bedroom (2): 12'2 x 9'10 Built in wardrobes, vanity sink unit.



Bedroom (3): 10'3 x 9'11



OUTSIDE

The property benefits from a pillared entrance further enhanced by ranch fencing to a sweeping tarmac driveway with off street parking for several cars. Private spacious garden grounds are located to the front, side and rear of the property with the front gardens providing generous lawn sections. A detached garage to the rear and generous concrete yard area offers potential. Outside tap.





**FOR FURTHER DETAILS
CONTACT A & S Property Sales
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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.