



07729262655 or 07773060036

FOR SALE

This is an attractive 3 bedroom end terrace house, presented in excellent condition. The property has been maintained and decorated to a good standard. situated within a popular residential development, just off the Tempo Road, close to walking distance of local supermarkets, post office, restaurant, bus links, local facilities and amenities associated with the Enniskillen Town Centre. This property could be ideal as a starter home or as an investment.

**15 Ashdale
Enniskillen
Co Fermanagh
BT74 4BH**

Asking Price: £118,000



- **3 Bedrooms, 2 Reception Rooms, 2 Bathrooms**
- **Oil Fired Central Heating**
- **PVC Double Glazed Windows**
- **Property Size: 1,173 sq ft**
- **Rates: £881 Approximately**
- **Parking Spaces to the Front.**
- **Edge of Town Location**
- **Suitable for a First Time Buyer or an Investor**

The property is located approximately 2 miles from Enniskillen Town centre, but close to local supermarkets, post office and bus links
Internal viewing is essential to fully appreciate what this property has to offer!

Accommodation Comprises:

Entrance Hall: 13'8 x 6'9 Glazed exterior door, laminated floor, Telephone point, under stairs storage cupboard.



Living Room: 13'1 x 12'4 Open fireplace with wooden surround, granite hearth, granite inset, laminated floor, TV point, dual aspect windows.

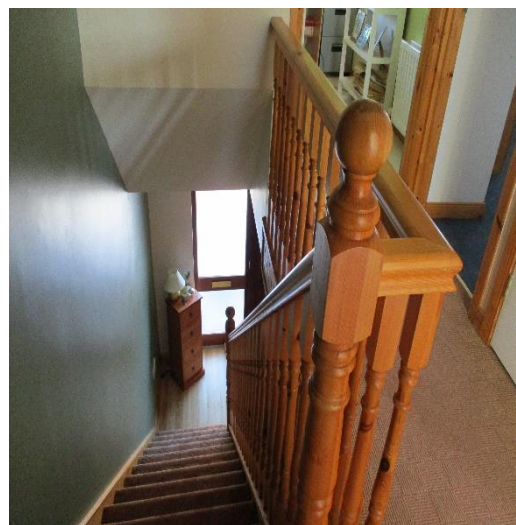


Kitchen/ Dining Area: 19'7 x 11'5 Fully fitted kitchen including high and low level units, stainless steel sink unit, extractor fan, integrated electric cooker & gas hob, integrated fridge/freezer, tiled between the cupboards, plumbed for washing machine & dishwasher, laminated worktop, lino & carpet flooring. Patio doors & exterior door.



First Floor:-

Landing: 6'3 x 3'0 & 6'6 x 3'4 Access to attic space, fully insulated, hotpress.



Bedroom (1): 12'9 x 11'6 TV & telephone points.
Ensuite: 3'0 x 8'6 Fully tiled walls, electric shower, sink unit & toilet.



Bedroom (2): 11'4 x 9'10



Bedroom (3): 10'3 x 8'0 Built in storage cupboard.



Bathroom: 8'2 x 6'6 Electric shower above the bath, folding shower door, bath with telephone shower head, sink unit, toilet, tiled floor.



OUTSIDE

Lawn area to front, with allocated parking spaces that provides ample parking. The garden to the rear has a surrounding border fence, paved patio area, gravel areas, rear gate, outside tap and pathway to side.



Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

For Further Details
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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.