



A & S  
PROPERTY SALES

07729262655 or 07773060036

## **FOR SALE**

**This Neatly Presented 4 Bedroom Detached House With A Integrated Garage Is Situated In An Established Residential Development Approximately 4 Miles From Enniskillen. This Property With Its Added Charm Is A Generous Family Home Which Has Been Carefully Maintained Throughout**

**2 The Four Oaks  
Ballycassidy  
Enniskillen  
Co Fermanagh  
BT74**

**Asking Price: £149,000 (Negotiable)**



- 4 Bedrooms, 2 Reception Rooms, 2 Bathrooms
- Oil Fired Central Heating
- **EPC Ref No: 0361-2994-0570-9194-5805**
- Rates Per Year: £1,100
- PVC Double Glazed Windows With Mahogany sills
- Spacious Enclosed Garden To Rear
- Well Presented Throughout
- Ample Parking For Several Cars
- Ideal Family Home
- Approximately 4 miles To Enniskillen Town

**This 4 Bedroom detached House is situated in an established residential area approximately 4 miles from Enniskillen and close to neighbouring village of Ballinamallard and the town of Irvinestown.**

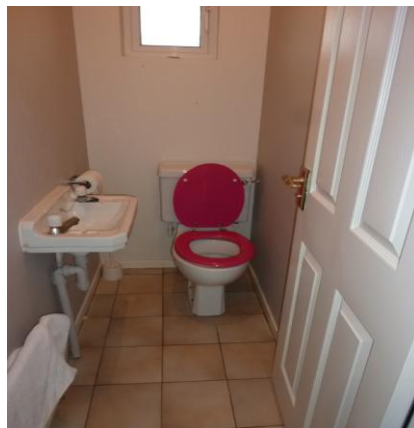
**The property is a lovely well presented family accommodation and viewing is highly recommended at the earliest opportunity.**

**Accommodation Comprises:**

**Hallway: 14'7 x 10'1 (widest points) & 8'5 x 5'0**  
**3 leading glazed side panel doors providing natural light throughout this quirky shaped entrance hallway. Mahogany stairs rise to the first floor. Understairs storage cupboard and cloak cupboard. Door leads to integral garage. Telephone point. Glazed exterior front door.**



**Downstairs Toilet: 5'10 x 3'0**



**Living Room: 15'0 x 10'2** Open fire place with brick surround and mahogany mantle, tiled hearth, TV point, door leads to study. Side facing door opens to rear garden.



**Study:** 7'7 x 7'7

**Sitting Room:** 19'7 x 11'4 Feature fire place with mahogany surround, marble hearth, marble inset, TV point, Patio doors providing a pleasant outlook to the rear garden.



**Dining Room:** 12'7 x 8'10 low long set window, terracotta tiled floor. Door leads to kitchen.



**Kitchen:** 18'10 x 13'11 A stunning kitchen with quality fitted high and low level cupboards, shelved units, , Cream 1½ bowl inset sink

unit, extractor fan, Integrated 'Nobel' oil cooker with brick surround, tiled inset, pitch pine mantle, integrated fan, double oven that heats the water, integrated fridge, integrated dishwasher, tiled worktop, tiled between cupboards, terracotta tiled floor.



Utility Room: 8'5 x 7'0 A fitted cupboard, stainless steel sink unit, plumbed for washing machine and dryer, tiled above cupboards, PVC glazed exterior door, laminated worktop, terracotta tiled floor.



### First Floor:-

Landing: 17'5 x 2'10 & 4'7 x 3'4 balcony rail overlooking the hallway, Feature window overlooking rear garden, hotpress.



**Master Bedroom: 12'6 x 10'7** TV point, carpet. **Ensuite: 6'0 x 5'11**  
Includes shower cubicle with electric shower, toilet and sink. Tiled floor  
and fully tiled walls.



**Bedroom (2): 11'2 x 8'10** Built in wardrobe, carpet on floor.



**Bathroom: 7'5 x 5'5** This bathroom includes a large bath,  
pedestal wash hand basin, toilet, fully tiled walls, tiled floor.



**Bedroom (3): 10'3 x 8'10 Built in wardrobe, carpet on floor.**

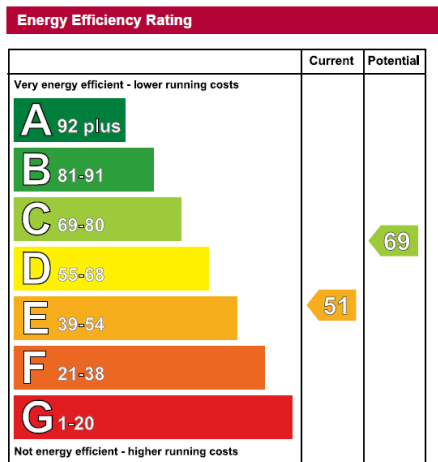


**Bedroom (4): 9'1 x 8'5 Built in wardrobe, carpet on floor.**



**OUTSIDE:**

**To the front of the property is a lawn and driveway to the integral garage. Pleasant well maintained enclosed rear garden, consisting of a paved path, spacious lawn area with mature plants and shrubbery.**



**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.