



07729262655 or 07773060036

## **FOR SALE**

**This attractive 3 bedroom semi-detached residence set on a cul-de sac section of a popular residential development, is located on the edge of Enniskillen town, close to all local facilities and amenities. This property has been maintained to a good standard and is therefore offered for sale in good decorative order.**

**22 Galliagh shore  
Enniskillen  
Co Fermanagh  
BT74 7GS**

**Asking Price: £119,500**



- **3 Bedrooms, 2 Reception Rooms, 2 Bathrooms**
- **Oil Fired Central Heating**
- **PVC Double Glazing**
- **Garden Shed**
- **Fully Fenced Garden To Rear**
- **Off Street Parking for several cars**

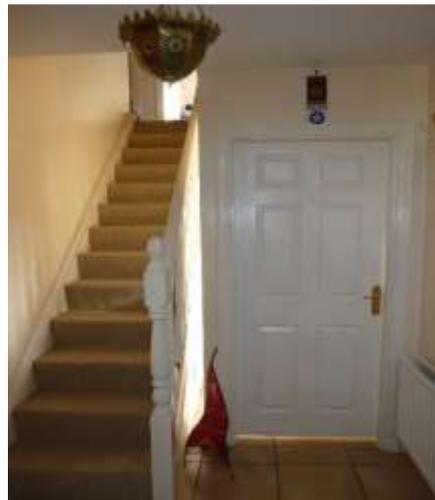
- Popular Residential Development
- Edge of Town Location

This stylish 3 Bedroom semi-detached residence situated within a pleasant residential development is located on the edge of Enniskillen town within walking distance of local facilities and amenities. This well maintained property offers spacious and versatile living and ample parking space for several cars.

Viewing is recommended to appreciate the location!

Accommodation Comprises:

Entrance Hall: 9'2 x 7'1 Solid wood front door, tiled floor.



Living Room: 14'6 x 12'6 Open fireplace with wooden surround and granite hearth, wooden floor, TV point, glazed double doors leads to dining room.



Dining Area: 12'6 x 11'0 Wooden floor, patio doors leads to a paved patio area.



**Kitchen: 11'6 x 10'10 Fully fitted kitchen including high and low level units, integrated fridge/freezer, integrated dish washer, electric oven and hob, stainless steel sink unit, stainless steel extractor fan, tiled between cupboards, tiled floor.**



**Utility Room: 7'8 x 7'1 Fully fitted utility room, plumbed for washing machine and tumble dryer, extractor fan, PVC rear door, under stairs storage cupboards, tiled floor.**

**Downstairs Toilet: 5'10 x 3'1 Toilet and sink, tiled floor.**



**First Floor:-**

**Landing:**

**Master Bedroom: 13'6 x 12'5**      **Built in wardrobes, carpet floor.**  
**Ensuite: 10'8 x 4'5**      **Tiled floor, partially tiled walls, 2 piece white suite, separate electric shower, sky light.**



**Bedroom (2): 12'6 x 12'4**

**TV point, double wardrobe.**



**Bedroom (3): 10'8 x 8'9**

**TV point, wardrobe.**



**Bathroom: 8'8 x 7'0 Classic 3 piece white sanitary ware, separate Jacuzzi shower, partially tiled walls and tiled floor.**



## **OUTSIDE**

**Enclosed rear garden mainly laid in lawn with attractive flower borders with mature shrubs, and a good sized paved patio area to rear with garden shed. Access to front garden with lawn area, flower borders and driveway to side with ample parking, outside tap.**





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland		EU Directive 2002/91/EC 

**For Further Details**  
**Contact A&S Property Sales**  
**07729262655**  
**07773060036**  
**[www.aspropertysales.com](http://www.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.