



A & S  
PROPERTY SALES

07729262655 or 07773060036

## **FOR SALE**

**A well maintained deceptively spacious detached 1½ storey, 4 bedroom residence, is situated on a quiet residential development, within walking distance of Lisnaskea Town Centre. This property offers versatile accommodation over two levels, 2 downstairs bedrooms, the main bathroom, a living room with a large bay window allowing a bright spacious feel, a dining kitchen with dual aspect windows, glazed patio doors, and a utility room. The upper floor provides spacious landing area with two ensuite bedrooms.**

**28 Carnwood**

**Lisnaskea**

**Co Fermanagh**

**BT92 0LF**

**Asking Price: £149,500**



- **4 Bedrooms, 1 Reception Room, 3 Bathrooms**
- **Oil Fired Central Heating**
- **PVC Double Glazing**
- **Property Size: 1,851 sq feet**
- **Rates: £1,100 per year approximately**
- **Private Rear Garden**
- **Off Street Parking**
- **Quiet Residential Development**
- **Edge of Town Location**
- **Ideal Home For Family or Elderly alike**

**This deceptively spacious 4 Bedroom detached residence situated within a quiet residential development is located on the edge of Lisnaskea town within walking distance of local facilities and amenities. This property is located just a convenient distance from the villages of Maguiresbridge, Brookeborough, Newtownbutler, approximately 12 miles to Enniskillen, 12 miles to Fivemiletown, 18 miles to Co Cavan, 5 miles to Carrybridge with its boating, fishing and water activities on the shores of Upper Lough Erne. The Property has easy access to all local amenities, schools, churches, and bus routes to main transport links to other towns, villages and city of Belfast. Viewing is recommended!**

**Accommodation Comprises:**

**Entrance Hall: 20'0 x 7'9 (widest points) & 12'0 x 8'2 Pine staircase, Blue composite exterior front door, laminated floor, hotpress, telephone point .**



**Living Room: 18'0 x 12'7 Open fireplace with pine surround, granite inset, granite hearth, TV & telephone points, laminated floor, bay window offers brightness to the room. Door leading to hall and archway to kitchen.**



**Kitchen: 17'9 x 12'6** Fully fitted kitchen including high and low level units, integrated oven, 4 ring hob, stainless steel sink unit, extractor fan, tiled between cupboards, laminated worktop, space for fridge, telephone point, patio doors to side.



**Utility Room: 9'7 x 8'3** range of cupboards, laminated worktop, tiled above cupboards, tiled floor, mahogany glazed rear door.

**Downstairs Bedroom (1): 11'7 x 9'5**



**Downstairs Bedroom (2): 12'1 x 9'8** TV and telephone points.



**Bathroom: 8'4 x 8'2** Separate shower cubicle with electric shower, fully tiled shower area, tiled above bath and wash hand basin, toilet, hand shower over bath, lino floor cover.



**First Floor:-**

**Landing: 14'9 x 7'10**

**Spacious landing area, recessed spotlights.**



**Bedroom (3): 21'2 x 17'4 (widest points)** Dual aspect windows, a velux & a standard window which creates brightness, a feature round window, TV & telephone points, recessed spotlights, laminated floor.





**Ensuite: 9'8 x 8'1 Separate shower cubicle with shower, sink, toilet, tiled above sink, lino floor covering.**



**Bedroom (4): 14'8 x 10'8  
spotlights, laminated floor.**

**TV & telephone points, recessed**



**Ensuite: 8'1 x 7'10 Separate shower cubicle with shower, sink, toilet, tiled above sink, lino floor covering.**



**OUTSIDE**

Front garden has a neat lawn area, concrete pathway leads to side patio doors, tarmac driveway provides ample parking to the front. Rear garden is fenced and laid in lawn with concrete pathway areas around the house, a shed area to the side. Outside boiler and water tap.



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68	64	68
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
<i>Not energy efficient - higher running costs</i>		

**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.