



07729262655 or 07773060036

FOR SALE

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

**30Abbey View
Maguiresbridge
Enniskillen
Co Fermanagh
BT94 4ST**

Asking Price: £110,000 (negotiable) Energy Rating E50



- **3 Bedrooms, 1 Reception Room, 1 Bathroom**
- **Oil Fired Central Heating**
- **PVC Double Glazing**
- **Garden Shed**
- **Enclosed Garden To Rear**
- **Off Street Parking**
- **Popular Residential Development**
- **Edge of village Location**
- **Suitable for First Time Buyer**

This well presented 3 Bedroom semi-detached residence situated within a pleasant residential development is located on the edge of Maguiresbridge town within walking distance of local facilities and amenities. Located on the edge of Maguiresbridge village, this property has easy access to all local amenities, schools, churches, a bus stop which has main Transport Links to Belfast and Direct Transport Routes to neighbouring villages and towns. The property is located approximately 3 miles from Lisnaskea, 3 miles from Lisbellaw and 9 miles from Enniskilltown centre.

Viewing is recommended to appreciate the property!

Accommodation Comprises:

Entrance Hall: 11'0 x 6'7 Solid wood front door, mahogany staircase. Boiler in cupboard understairs.



Living Room: 14'7 x 11'7 Open fireplace with mahogany surround tiled inset, tiled hearth, laminated floor, TV point, dado rail, glazed double doors leads to dining room.



Dining Area: 10'9 x 10'5 Laminated floor, glazed French doors lead to the living room, patio doors leads to a concrete patio area.



Kitchen: 10'10 x 10'10 Fully fitted kitchen including high and low level units, electric double oven and hob, stainless steel sink unit, extractor fan, breakfast bar, tiled between cupboards, laminated worktop, plumbed for washing machine, glazed wooden side door.



First Floor:-

Landing: 5'6 x 2'11 & 8'6 x 2'9

Bedroom (1): 11'11 x 10'0

Double hotpress



Bedroom (2):
around bed.

12'10 x 10'8 Built in wardrobe units and shelving



Bedroom (3):

11'6 x 8'6

Built in wardrobe with shelves.



Bathroom:

8'5 x 5'9

Coloured 3 piece sanitary ware, shower above bath, partially tiled walls and lino floor.



OUTSIDE

Enclosed rear garden with stepped walled areas with gravel, paved and concrete areas, garden shed. Access to side door via a side gate, front and side garden with lawn areas, mature shrubs, and driveway to side with ample parking, outside tap.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		67
E 39-54	50	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

For Further Details
Contact A&S Property Sales
07729262655
07773060036
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.