



07729262655 or 07773060036

FOR SALE

This Deceptively Spacious 3 Bedroom Detached 1½ Storey Residence With Integral Garage, Has Been Well Maintained And Is In Good Decorative Order Throughout, Located On The Edge Of Belleek Village.

**34 Old Station Road
Belleek
Co Fermanagh
BT93 3EZ**

ASKING PRICE: £120,000 (negotiable)



- **3 Bedrooms, 2 Reception Rooms, 2 Bathrooms**
- **Oil Fired Central Heating**
- **PVC Double Glazing**
- **Well Presented Interior**
- **Pine Doors Throughout**
- **Easily Maintained**
- **Integral Garage**
- **Private Enclosed Fenced Garden**
- **Substantial Parking Space To Front Of Property**
- **Edge Of Village Location**

This well presented 3 bedroom detached 1½ Storey house is situated within a quiet residential development located on the edge of Belleek village, close to local facilities and amenities.

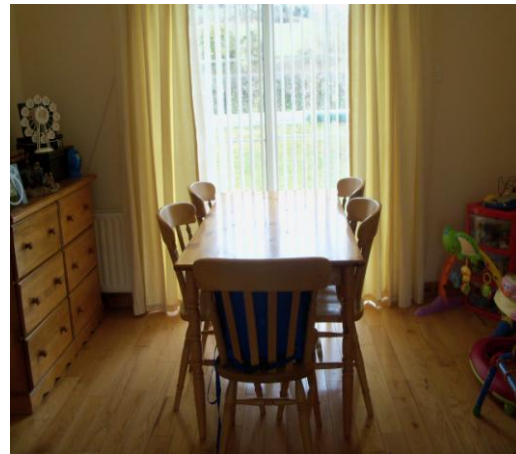
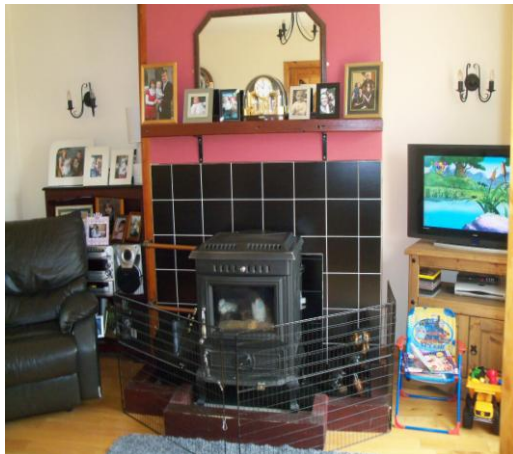
Viewing is Recommended!

Accommodation Comprises:

Entrance Hall: 10'0 x 2'11 & 10'2 x 10'1 Arched feature above the front door, Mahogany Exterior front door, wooden floor, door from hall leads to garage, pine staircase with balcony rail overlooking the entrance hall.



**Living Room/
Dining Room: 22'2 x 12'10** Tiled surround and inset, tiled hearth, solid pine flooring, double French doors leading to hall, TV point, telephone point.



Kitchen: 11'6 x 10'1 Fully fitted range of cupboards, with a glazed cupboard, shelved unit, stainless steel sink unit, hob, integrated cooker, extractor fan, integrated dishwasher, fridge/freezer, tiled between cupboards, laminated worktop, tiled floor, PVC exterior door.



Bathroom: 9'6 x 7'2 Bath, toilet and sink, separate shower cubicle, partly tiled walls, tiled floor.



Bedroom (1): 11'6 x 9'4 Pine wooden floor.

First Floor:-

Landing: 10'6 x 3'6 Walk in hotpress, pine staircase and balcony landing.



Master Bedroom: 14'3 x 12'2 2 Built in double wardrobes.



Bedroom (3): 16'0 x 9'4 (widest points) TV point.



Bathroom: 5'6 x 5'3 Suite includes toilet, sink, separate shower cubicle with electric shower, partly tiled walls, tiled floor.



OUTSIDE

Garage: 17'4 x 11'0 Integral garage, plumbed for washing machine and dryer.

**Lawn to front and rear, substantial parking area to front of house.
Spacious private fenced garden with concrete area around the house,
entrance by side gate.**





**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.