



07729262655 or 07773060036

## **FOR SALE**

**An Excellent Opportunity to purchase a Well Presented Property with walk in condition. This 3 Bedroom Mid Terrace property is situated within a residential development, with easy access to all local amenities, schools, churches associated with Enniskillen Town and bus routes to main transport links. Viewing is essential to fully appreciate what this property has to offer!**

**4 Sycamore Drive  
Enniskillen  
Co Fermanagh  
BT74 4EW**

**Offers Around: £115,000**



- **3 Bedrooms, 1 Living Room, 2 Bathroom**
- **Double Glazed Windows**
- **Oil Fired Central Heating**
- **Newly Repainted Throughout**
- **New Bathroom: Bath, shower, sink & toilet**
- **New Carpet on stairs & bedrooms**
- **Property Size: 1194 Sq ft Approximately**
- **Rates: £652 Approximately**
- **Close Proximity to Enniskillen Town Centre**
- **Neat & Tidy Gardens to Front & Rear**

- **Private Concrete Area to Rear**
- **Ideal for an investor or a starter home.**

**This well presented 3 Bedroom Mid Terrace property, is situated within a residential development close to Enniskillen, and all amenities associated with the town.**

**Accommodation Comprises:**

**Entrance Hall: 14'1 x 5'11 PVC Exterior door, tiled floor. Cloakroom storage cupboard and a spacious storage cupboard with shelves.**



**Kitchen / Dining Area: 15'8 x 10'8 Open plan dining area. Kitchen area has a fitted range of high & low cupboards, cooker, fridge freezer and washing machine. Tiled between cupboards and tiled floor.**



**Downstairs Toilet: 6'0 x 2'6 Toilet and wash hand basin.**



**Living Room: 19'9 x 10'6** Open fire place with Pine surround, granite hearth, TV point, laminated floor.



**Rear Hall: 6'0 x 3'6**



**First Floor:**  
**Landing: 11'2 x 6'9 (widest points)** Access to attic space. Hotpress & 2 x storage cupboards.



**Bedroom (1): 12'1 x 11'11**

**TV point.**



**Bedroom (2): 14'9 x 7'6**

**Vanity sink unit.**



**Bedroom (3): 11'6 x 10'1 Built in cupboard.**



**Bathroom: 6'8 x 5'3** Newly installed bathroom includes includes toilet, sink unit, bath with shower taps, bath panel, electric shower above the bath, shower door, tiled floor.



**OUTSIDE:**  
Enclosed lawn area to front & enclosed concrete area to rear with gate.  
Storage shed. outside tap.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

EPC: 1200-8230-0322-7609-3563

**Viewing is by Appointment Only!**

**For Further Details**  
**Contact A&S Property Sales**  
**Alan: 07773060036**  
**Stella: 07729262655**  
[www.aspropertysales.com](http://www.aspropertysales.com)  
**e-mail: sales@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.