



FOR SALE

A pleasant well maintained 3 bedroom Mid Townhouse. This property is ideally located within a small established residential area, is within walking distance of local supermarket, Post office, take away, restaurant and convenient to local amenities and within easy access of Enniskillen Town Centre. The town service bus stops nearby.

Viewing strictly by appointment only.



**4 Market court
Enniskillen
Co Fermanagh
BT74 4BL**

Asking Price: £90,000

- **3 Bedrooms, 1 Reception Room, 2 Bathrooms**
- **PVC Double Glazing**
- **Oil Fired Central Heating**
- **Pine Doors Throughout**
- **Master Bedroom with Ensuite**
- **Driveway parking space**
- **Private Enclosed Rear Yard**
- **Rates Per Year: £815 Approximately**
- **Property Size: 1,205 square feet**
- **Edge of Town Location, Close to all local Amenities**
- **Ideal for first time buyer**
- **Ideal property for a buy to let. (There are currently tenants in the property)**

This 3 bedroom mid- townhouse offers affordable accommodation, is situated within a small quiet development with easy access to all local amenities and local schools.

Accommodation Comprises:



Entrance Hall: 17'5 x 6'3
An entrance hall with understairs storage cupboard, laminated wooden floor. PVC exterior door, telephone

Lounge: 17'2 x 11'1 Open fireplace with pine surround, cast iron inset, granite hearth, TV point, laminated floor.



Kitchen/Dining Area: 17'9 x 10'10

An arrange of fitted high and low level pine cupboards, glazed unit and 2 shelved units, Integrated oven, electric hob, integrated fridge / freezer, laminated worktop, stainless steel sink unit with single drainer, electric extractor fan, tiled between the cupboards, tiled floor, telephone point. The rear yard and paved patio area can be accessed directly from the glazed patio doors.



First Floor:-



Landing: 8'11 x 3'7 & 7'0 x 3'11
There is a hotpress off the landing and also access to a floored loft space.

Master Bedroom: 13'9 x 9'7 Laminated floor.



Ensuite: 6'7 x 3'0 Walkin shower cubicle with electric shower, toilet and wash hand basin, tiled floor, fully tiled shower, tiled splash back.



Bedroom (2): 10'10 x 10'2 Laminated Floor.



Bedroom (3): 8'1 x 7'9 Laminated Floor and TV point.



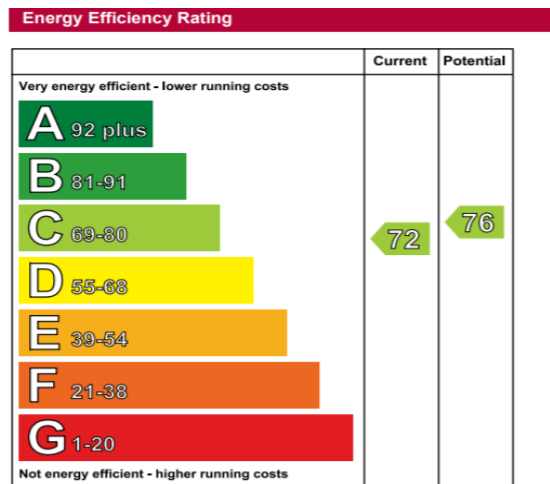
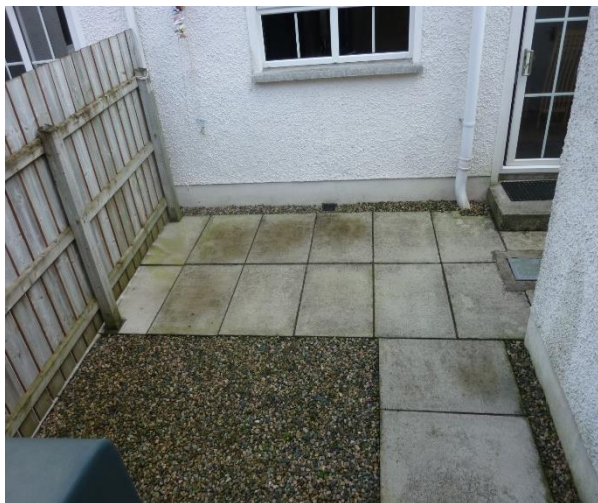
Bathroom: 7'2 x 6'9

3 piece bathroom suite includes bath with telephone shower taps and pine bath panel. Toilet and wash hand basin, tiled floor, fully tiled walls and wall mirror.



OUTSIDE

To the front of the home is a stoned gravel area and parking space. An enclosed rear garden is fenced with a wooden rear gate access to pathway. The rear yard has gravel and paved areas, garden shed that houses the boiler.



FOR FURTHER DETAILS CONTACT

**A&S Property Sales
Stella: 07729262655
Alan: 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