



A & S
PROPERTY SALES

07729262655 or 07773060036

FOR SALE

An Outstanding 3 Bedroom Detached Country Property With 10 Acres (Optional) Which Is Situated In An Area Of Outstanding Natural Beauty Fronting The Main Belleek / Boa Island Road With superb Views Of Lower Lough Erne And Surrounding Countryside.

**402 Boa Island Road
Leggs
Belleek
Co Fermanagh**

Asking Price: £245,000 (Negotiable)



- **3 Bedrooms, 2 Reception Rooms, 3 Bathrooms**
- **Oil Fired Central Heating**
- **PVC Double Glazed Pine Effect Windows Throughout**
- **High Specification Throughout**
- **Option To Purchase Additional Land**
- **Original Stone Outbuildings**
- **Kerbed And Gravelled Driveway, Ample Parking**
- **Spacious Lawned Gardens To Front And Rear**
- **Close Proximity To Public Jetty And Slipway To Lough Erne**
- **Property Is Ideal For A Holiday Or A Retirement Home**

This charming 3 bedroom detached residence has been imaginatively designed and finished to an exceptionally high specification throughout. The spacious open-plan living / dining / breakfast and kitchen area features front windows and French doors which lead to paved patio area. This property is situated on an elevated site which occupies a superb position with scenic views of Lower Lough Erne and local countryside. The surrounding countryside is particularly unspoilt and offers excellent opportunities for the sporting enthusiast, with fishing and outdoor pursuits. The property is located close to a public jetty and a convenient distance from local towns of Belleek and Kesh.

A viewing of this residence is essential to appreciate the unique location and design!

Accommodation Comprises:

Entrance Hall: 15'4 x 9'5 PVC entrance door, staircase, wood laminate flooring.



Living Area: 14'4 x 12'8 Feature balcony rail, high velux windows, feature windows with French doors to front patio area, open fireplace facility with stone hearth, wood laminate flooring.





Kitchen/

Dining Area: 24'0 x 14'6

Fully fitted range of high and low level Beech cupboards, Belfast sink unit, extractor fan, integral dishwasher and fridge, fitted high level plate rack and glass display units, under top storage baskets, recessed lighting, tiled floor, tiled between cupboards. Open plan to living area.



Utility Room: 12'5 x 6'5 A range of high and low level Beech cupboards, 2 stainless steel circular sinks, facility for washing machine and tumble drier, tiled between cupboards, tiled floor, PVC side door.



Master Bedroom: 14'11 x 11'3 Front doors to front.
Ensuite Bathroom: 11'4 x 6'5 White suite includes bath, sink, toilet, electric corner shower cubicle, tiled floor, partially tiled walls. Also there is a separate door into hallway.



First Floor:-

Landing: 15'8 x 9'5 Balcony rail overlooking living area below, hotpress, high velux windows offering superb views over Lower Lough Erne.



Bedroom (2): 20'10 x 12'4 Ensuite: 6'6 x 6'5 white suite includes electric corner shower cubicle, sink and toilet, part tiled walls, tiled floor.

Dressing Room: 6'5 x 5'6



Bedroom (3): 14'11 x 10'5 Ensuite: 6'4 x 6'4 white suite includes electric corner shower cubicle, sink and toilet, part tiled walls, tiled floor.



OUTSIDE

Kerbed and gravelled driveway, ample parking to the front and rear of the residence, site is laid out in neat lawns, extending to the entrance. Within the grounds stone outbuildings compliment this private property. Optional to purchase additional land up to 10 acres approximately. Close proximity to public jetty and slipway to Lough Erne.





Scenic View From The property



public jetty and slipway to Lough Erne

FOR FURTHER DETAILS CONTACT A&S Properties

07729262655 or 07773060036

www.aspropertysales.com email: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.