



A & S
PROPERTY SALES

07729262655 or 07773060036

FOR SALE

An Opportunity To Acquire A 3 Bedroom Bungalow, Offers a Good Deal Of Potential As It Now Requires Upgrading And Modernisation Throughout. This Bungalow is situated within a quiet Location, Close To Enniskillen with Easy Access to all Amenities Associated with the Town. This property would be ideal as a place of Retirement or an Opportunity for First time Buyers. Close proximity to Lough Erne Golf Resort Hotel, Forest walks, and approximately 40 minutes drive to the coast of Co Donegal.

**5 Devenish Crescent
Enniskillen
Co Fermanagh
BT74 4RB**

**ASKING PRICE: £99,000 (Negotiable)
EPC- 9267-2964-0308-0291-3431**



- **3 Bedrooms, 1 Reception Room, 1 Bathroom**
- **An Excellent Opportunity To Make A Comfortable Home Or An Ideal Holiday Home By Modernising And Upgrading**
- **Double Glazed Windows**
- **Oil Fired Central Heating**
- **Convenient Distance to Enniskillen**
- **Tarmac Driveway**
- **Lawns to Front and Rear**
- **Ideal Location**

This traditional 3 bedroom bungalow is located in a quiet residential location close to Enniskillen Town Centre, Close proximity to Lough Erne Golf Resort Hotel, forest walks, it would take approximately 40 minutes to the coast of Co Donegal. The property offers potential for upgrading or modernisation

Viewing is Recommended to Appreciate the Potential!

Accommodation Comprises:

**Entrance Hall: 13'3 x 6'6 2 Storage cupboards, Hotpress.
& 8'3 x 2'10 Pine wooden floor, Glazed Mahogany exterior door, telephone point.**



Living Room: 13'0 x 11'11 New open fireplace with pine surround and granite hearth, laminated floor.



Kitchen: 15'2 x 10'3 Range of fitted units, tiled between cupboards, stainless steel sink unit with single drainer, laminated worktop, Includes washing machine, fridge, dishwasher.



Bedroom (1): 8'7 x 8'0



Bedroom (2): 15'1 x 11'5 Built in wardrobe. TV point.



Bedroom (3): 12'0 x 9'11



Bathroom: 9'2 x 6'3 White suite includes toilet, sink, bath, mains shower over bath, tiled walls surrounding the bath, tiled splash back, lino on floor.



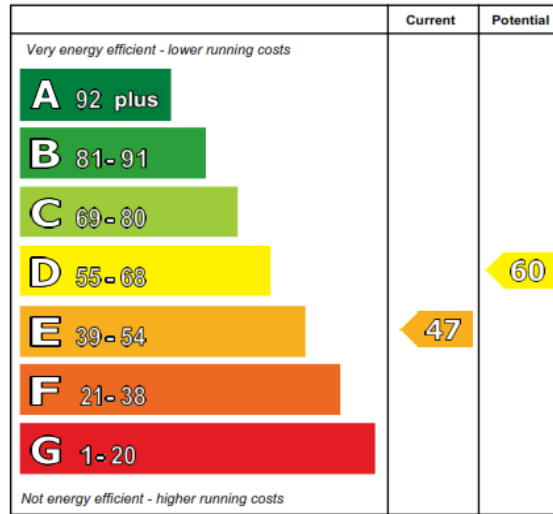
OUTSIDE

Carport: Side door entrance to carport. Storage room to the rear which incorporates the boiler. Pillared entrance to tarmac driveway. Lawns to side, front and rear. Fenced around the perimeter with mature hedging to left hand side.



Related party disclosure:

Energy Efficiency Rating



Technical information

**FOR FURTHER DETAILS
CONTACT A & S Property Sales
07729262655
07773060036
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.