



07729262655 or 07773060036

FOR SALE

This charming 3 bedroom End Terraced bungalow with its open view of the countryside has been well maintained and is Situated Within walking distance to all amenities associated with Lack village. This property has a cottage style garden to the front, ample parking to the side and a spacious rear garden offering extension potential.

**54 Main Street
Lack
Enniskillen
Co Fermanagh
BT93 0DN**

**Asking Price: £70,000
EPC: 9199-5007-0214-6473-1970**



- **3 Bedrooms /1 Reception Room /1 Bathroom**
- **Oil Fired Central Heating**
- **Open Fireplace with Back Boiler Facility**
- **PVC Double Glazed Windows**
- **Well Maintained Throughout**
- **Insulated Attic**
- **Private Enclosed Gardens**
- **Outside Storage Shed and Carport**
- **Ample parking**
- **Views of countryside**
- **Located on Edge of Lack village**
- **Close To All Local Amenities**
- **Ideal For First Time Buyer Or Retired Couple**

This Well Presented 3 Bedroom End Terraced Bungalow is located within comfortable walking distance of Lack village and easy access to local antique shop, local pub, schools, churches and transport links. While in a quiet village location it is convenient enough to the main County towns of Omagh and Enniskillen. The property is 7 miles from Irvinestown, 3 miles from Ederney, 6 miles from Kesh, 16 miles from Enniskillen, 12 miles from Omagh and about an hour's journey to County Donegal. The spacious rear garden could be of particular interest to those with allotment and small scale agricultural interests. Viewing is recommended to appreciate the location and potential!

Accommodation Comprises:

Entrance Hall: 14'0 x 2'10 Telephone point, PVC exterior front & 10'8 x 4'9 door, laminated floor.



Living Room: 13'9 x 11'3 Open fireplace with back boiler facility, tiled surround, tiled hearth, mahogany mantel and mahogany shelving either side of fireplace



Dining Area: 11'9 x 8'6 Dado rail, laminated floor.



Kitchen: 11'4 x 9'8 Fitted high and low level laminated units, tiled between cupboards, stainless steel sink unit with single drainer, laminated work top, integrated fridge/freezer, integrated oven, hob, extractor fan, tiled floor. Plumbed for washing machine.

Rear Hall: 5'9 x 4'11 Tiled floor.

Bathroom: 7'10 x 5'10 Coloured suite includes sink unit, toilet, bath, shower above the bath, fully tiled walls, tiled floor.



Master Bedroom: 12'2 x 9'10



Bedroom (2): 10'1 x 9'0 Shelving recess.



Bedroom (3): 8'8 x 7'10 Hotpress.

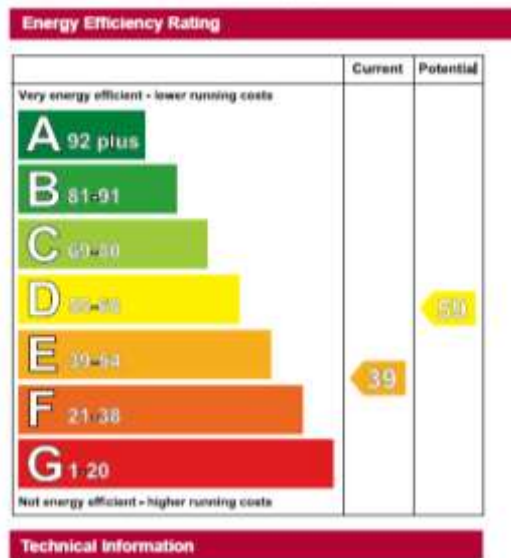


OUTSIDE

Outside Shed: 15'0 x 10'5

The property is accessed via a pillared entrance with tarmac driveway leading to parking area and carport. Neat attractive enclosed garden to the front, lawn areas separated by a pathway with gate, complete with surrounding walls, mature shrubs and flower borders. A raised feature flower bed to side leading to storage shed. Enclosed fenced private garden with lawn and stoned areas to the rear, a separate fenced garden area that maybe of particular interest to those with smallholding, allotment and small scale agricultural interests. Outside lighting and tap.





FOR FURTHER DETAILS CONTACT
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07729262655
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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.