



07729262655 or 07773060036

PROPERTY SALES

FOR SALE

A beautifully presented 3 bedroom detached bungalow with attached garage, situated within a quiet residential area, a convenient distance to local amenities with easy access to the village of Ballinamallard. The property has a good sized rear garden and ample parking to the front, the current owners have maintained the property to a high standard throughout and is presented to the market in walk in condition.

**55 Ferney View
Ballinamallard
Co Fermanagh
BT94 2EZ**

Asking Price: £190,000



- **3 Bedrooms, 2 Reception Rooms, 2 Bathrooms**
- **Oil Fired Central Heating**
- **New PVC Double Glazed Windows & New Composite Front Door**
- **Beautifully Presented Interior**
- **Enclosed Private Spacious Garden to Rear**
- **Ample Parking Space to Front of Property**
- **Integral Garage**
- **Rates per year £977**
- **Property Size:1065 Sq Ft**

- Included is a Robotic Lawn Mower, programmed to cut the grass
- Edge of Village Location

This attractive detached 3 bedroom bungalow offers spacious proportioned accommodation throughout. The property is located within a quiet popular residential development, on the edge of Ballinamallard Village, close to all local village facilities and amenities. Ballinamallard is approximately 6 miles from Enniskillen Town centre.

A viewing is recommended in order to appreciate the generously proportioned accommodation and truly the private nature of the rear garden.

Accommodation Comprises:

Entrance Hall: 13'6' x 6'2 & 13'6' x 2'10 New composite front door, hotpress, storage cupboard, telephone point, Rhino vinyl floor. Access to attic space with drop down ladder.

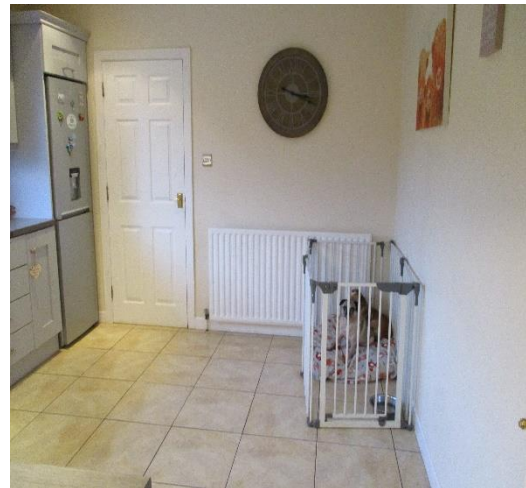


Living Room: 12'8 x 12'4 Marble look fireplace surround, multi fuel burning stove with back boiler, tiled hearth, TV point, Rhino vinyl floor.





Kitchen: 12'3 x 11'1 Fully fitted range of grey cupboards, recessed spot lights, 1½ bowl stainless steel sink unit, ceramic hob, built in oven/grill, extractor fan, laminated worktop, tiled between cupboards, tiled floor, lights below the cupboards. (fitted cupboards are only 3 years old)



Utility Room: 10'3 x 7'4 Range of fitted cupboard units, tiled floor,

stainless steel sink unit, laminated worktop access to integral garage, pvc exterior door to rear garden. Note: dishwasher and washing machine included in the Sale.

Toilet: 4'9 x 3'2 Toilet, sink and radiator. Vinyl floor and tiled splash back over sink.

Dining/Office Room: 10'6 x 8'0 Television point, glazed door to hallway, patio doors that open to patio area in rear garden.



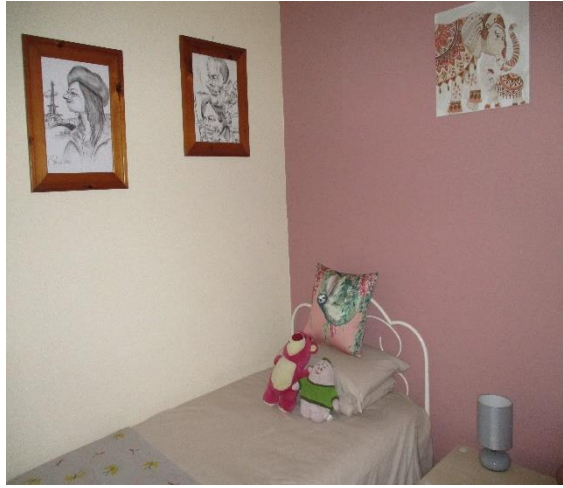
Master Bedroom: 12'9 x 9'10 Attractive room with television point, dado rail and roller blind.



Bedroom (2): 10'11 x 9'2 Internet access and TV point.



Bedroom (3): 9'9 x 9'4



Bathroom: 10'11 x 8'9

White suite includes toilet, vanity sink unit, free standing bath with telephone shower taps, toilet, separate large sunken base rain shower, partly tiled walls, tiled floor.



OUTSIDE

Integral Double Garage: 18'2 x 15'2 Electric garage door, boiler and separate storage cupboard. Plumbed for tumble dryer.





The Grounds:

To the rear of the property is a glorious garden with paved patio area and lawn area. The rear garden offers a fair degree of privacy, with border fencing and its carefully manicured lawn. A variety of mature shrubs, paved patio areas, paved pathways, stone ornate barbeque and colourful shed compliment the garden. Paved pathways to the sides of the property. Lawn to front with mature trees & shrubs, tarmac driveway offers substantial parking for several cars. Shed included. Outside Tap and outside electrics. Also a hot water outside tap, its handy for cleaning the patio/BBQ and also topping up or filling hot tub. (Hot tub is classed as an extra but is negotiable)

FOR FURTHER DETAILS

CONTACT A&S Property Sales

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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.