



07729262655 or 07773060036

## **FOR SALE**

**An Excellent Opportunity to purchase a Property in a prime location within walking distance to Enniskillen Town Centre and local amenities: schools, churches, Ardowen Theatre, Castlecoole Estate and bus routes to main transport links. This 3 Bedroom Semi Detached property is situated just off the Dublin Road, offers great potential for a comfortable home. This property could be ideal as a starter home or as an investment.**

**63 Dublin Road  
Enniskillen  
Co Fermanagh  
BT74 6HN**

**Offers Around: £148,900**



- **3 Bedrooms, 1 Living Room, Bathroom**
- **Double Glazed Windows**
- **Oil Fired Central Heating**
- **Well Presented Throughout**
- **Property Size: 1076 Sq ft Approximately**
- **Rates: £1053 Approximately**
- **Close Proximity to Enniskillen Town Centre**
- **Garden to Front laid mainly in Lawn**
- **Private Area to Rear**
- **Ideal for an investor or a starter home.**
- **Prime Location**

**This well presented 3 Bedroom Semi- detached property, is situated within walking to Enniskillen town centre, and all amenities associated with the town.**

**Accommodation Comprises:**

**Entrance Hall: 16'7 x 6'2 Glazed Exterior door, tiled floor, dado rail. understairs storage cupboard.**



**Living Room: 13'0 x 11'4**

**TV point, laminated floor.**





**Dining Room: 11'6 x 10'3**

**Hotpress, laminated floor.**



**Kitchen: 15'4 x 6'4** Kitchen area has a fitted range of high & low cupboards, integrated fridge freezer, integrated oven and hob. Tiled between cupboards, vinyl floor, plumbed for washing machine, stainless steel sink unit, extractor fan.





**Sunroom/Utility Area: 10'11 x 7'1**

**Storage shed: 6'5 x 3'7**

**Outside Toilet: 4'4 x 3'7**

**Boiler, shelving**

**Toilet & tiled floor.**



**First Floor:**

**Landing: 15'5 x 6'1 (widest points)**

**Access to attic space. Dado rail.**



**Bedroom (1): 10'5 x 9'3**

**Built in wardrobe units.**



**Bedroom (2): 9'11 x 9'9**

**Built in wardrobe**



**Bedroom (3): 7'9 x 6'5**



**Bathroom: 9'8 x 5'7** Bathroom includes toilet, vanity sink unit, bath electric shower cubicle, dual aspect windows tiled floor.



**Separate Toilet: 5'4 x 2'10** vinyl floor.



**OUTSIDE:**

**Lawn area to front, fencing to rear with tarmac yard area.**



**Viewing is by Appointment Only!**

**For Further Details  
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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.