



07729262655 or 07773060036

FOR SALE

A great 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.

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

Offers Around: £148,900



- **3 Bedrooms, 1 Living Room, 1 Bathroom**
- **Double Glazed Windows**
- **Oil Fired Central Heating**
- **Well Presented Throughout**
- **Property Size: 1011 Sq ft Approximately**
- **Rates: £953 Approximately**
- **Close Proximity to Enniskillen Town Centre**
- **Lawn to the Front**
- **Paved Patio Area to Rear**
- **Ideal for an investor or a starter home.**
- **Prime Location**

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

Accommodation Comprises:

Entrance Porch: 7'4 x 2'10 Tiled floor.

Entrance Hall: 16'7 x 6'2 Understairs storage cupboard.



Living / Dining Room: 24'0 x 9'11 Laminated floor, hot press, fridge/freezer, display units. TV point.



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



Sunroom: 9'4 x 6'2 & 6'11 x 5'10 6 x double electric sockets, TV point.



Utility Room: 6'3 x 3'6
tiled floor and tiled walls.

Built in cupboards, laminated worktop,



First Floor:

Landing: 9'10 x 4'7 (widest points) Access to attic space.



Bedroom (1): 11'5 x 10'4 High level units with under shelving.



Bedroom (2): 8'8 x 9'9 Built in wardrobe



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



Bathroom: 6'9 x 5'11 Bathroom includes toilet, sink unit, bath, shower above the bath, heated towel rail, tiled floor.



OUTSIDE: Tiled and paved patio area and fencing to rear, outside tap.



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.