



FOR SALE

A pleasant detached 4 bedroom bungalow with integral garage is situated in a convenient countryside location approximately 5 miles from Enniskillen Town and all amenities associated with the town. Enjoying a setting benefitting from open views of surrounding countryside, this property is located within neatly manicured garden grounds extending to approximately 1.75 acres with a convenient distance from the local South West Acute Hospital. The property is approximately 5 miles from the town of Irvinestown, approximately 10 miles from Kesh village. With its spacious grounds this Property would be Ideal for a Business Opportunity combined with family living. Viewing is essential to fully appreciate what this property has to offer!

**65 Tullyavey Road
Laragh
Enniskillen
Co Fermanagh
BT94 2GL**

**Asking Price: £175,000
EPC NO: 0178-2906-0765-9128-3831**



4 Bedrooms, 2 Reception Rooms, 1 Bathroom

- PVC Double Glazing
- Oil Fired Central Heating
- Pine doors & skirting throughout
- 3 of the Bedrooms have built in Double Wardrobes
- Spacious Gardens and Lawns
- Vegetable plot, Apple Trees and Gooseberry bushes
- Integral Garage and Car Port
- Pillared Entrance to Property
- Extensive Driveway Provides Ample Parking for Several Cars
- Rates Per Year: £1,000 Approximately
- Property Size: 1,400 sq feet
- Delightful Countryside Location
- With its Generous Grounds extending to approximately 1.75 acres this Property is Ideal for a Business Opportunity
- Ideal Family or Holiday Home
- Approximately 5 miles from Enniskillen & 2.9 miles from South West Acute Hospital

This is a great opportunity to purchase a bungalow, as bungalows don't often come on the market. The property is approximately 5 miles from the county town of Enniskillen, approximately 5 miles from town of Irvinestown, approximately 10 miles from Kesh village. Three of the bedrooms have built in double wardrobes offering excellent storage provision. This property with its countryside aspects is set amidst its own private garden grounds, approximately 1.75 acres offers potential for a small business. The enclosed field to the rear could be of particular interest to those with smallholding, horticultural interests or small scale agricultural interests. Viewing is essential to fully appreciate the gardens and the potential this property has to offer!

Accommodation Comprises:

Entrance Hall: 23'11 x 3'1
& 13'1 x 8'0

A spacious entrance hall with American white oak floor. PVC exterior door, Hot press and telephone point.



Lounge: 18'3 x 12'1 A spacious room with entrance doors to kitchen and hall, Florencecourt brick surround, wood burning stove, tiled hearth, TV point, American White oak floor.



Kitchen/Dining Area: 17'3 x 13'5 Medium oak fitted high and low level cupboards. Integrated oven, gas hob, glazed units, integrated wine rack, laminated worktop, stainless steel sink unit with single drainer, electric extractor fan, tiled between cupboards, glazed pine door to hallway, pine panelled wall in dining area.



Utility Room: 8'5 x 6'10 Fitted wooden cupboard, stainless steel sink unit, plumbed for washing machine and dryer, shelves, cloakroom area, tiled above sink unit, laminated worktop.

Rear Hall: 11'2 x 7'3 Includes toilet, boiler, carbon monoxide fitted above boiler, fire door to utility room, PVC exterior door.

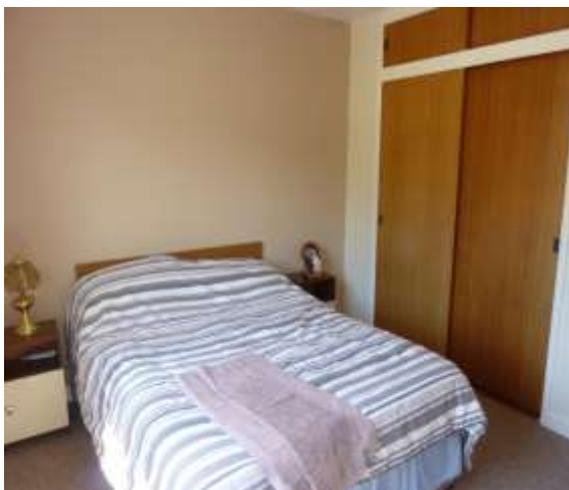
Master Bedroom: 12'0 x 11'2 Built in double wardrobe.



Bedroom (2): 11'5 x 11'0 Built in double wardrobe.



Bedroom (3): 11'1 x 9'8 Built in double wardrobe.



Bedroom (4): 13'8 x 11'8

Telephone and internet connection, shelves.



Bathroom: 9'7 x 6'2 Bathroom suite includes a large walk in shower cubicle (4'6 x 2'10) with electric shower, sink, toilet, fully tiled walls, tiled floor, heated towel rail.



OUTSIDE

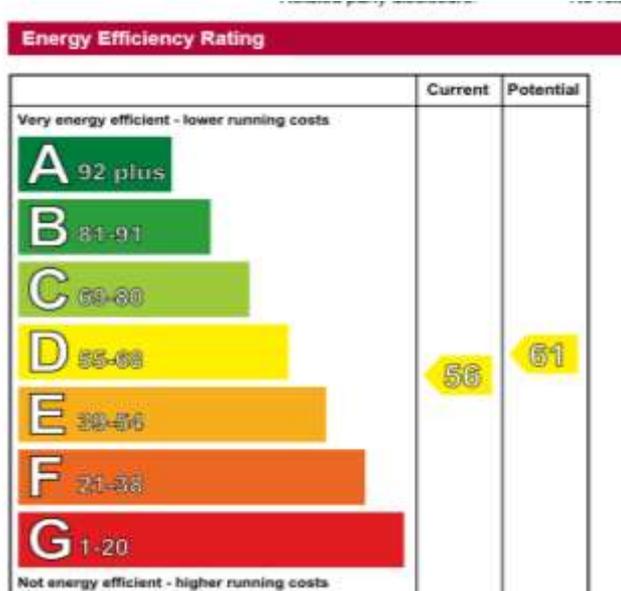
Integrated Garage: 17'2 x 10'6 Provides useful storage. Shelves and work bench.

The property is accessed via an entrance with pillars and gates, leading to a sweeping extensive tarmac driveway with off street parking for several cars. To the front of the property, generous private garden grounds are bordered by hedging and fencing. To the front of the home is a beautiful landscaped garden mainly laid in lawn with interspersed apple trees, vegetable garden, shrubs and neat attractive border beds. There are raised walled garden areas bounded with flowers and mature shrubs surrounding the rear and sides of the bungalow. Hanging baskets and potted plants are added features providing glorious colour. Log and oil tank sheds situated on an area to the rear of the garage. Outside water tap.

With a separate gate entrance the field positioned to the rear of the property could be suitable for small agricultural interests.







Viewing by Appointment Only

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