



07729262655 or 07773060036

FOR SALE

A magnificent luxury ground floor 3 bedroom apartment with a detached garage, has stunning water views over Race Course Lough is located just off the Irvinestown road as entering Enniskillen. This unique apartment has high quality well-proportioned living accommodation and is therefore offered for sale in good decorative order. This hunters Moon Development is within walking distance from Enniskillen Town Centre, has the advantage of a secure car parking facility and spacious amenity space that lies into Racecourse Lough.

**7 Hunters Moon
Enniskillen
Co Fermanagh
BT74 6GH**

Asking Price: £180,000 (negotiable)



3 Bedrooms/1 Reception Room/2 Bathrooms

- **Gas Central Heating**
- **PVC Double Glazed Windows**
- **Master Bedroom with Ensuite**
- **Interior Finished to the Highest Specification**
- **High Quality Exclusive Accommodation**
- **Private Setting**
- **Magnificent view of Racecourse Lough**

- **Spacious Gardens and Surrounds.**
- **Detached Garage**
- **Secure Parking with Electronic Key Coded Gates**
- **Approximately 1000 sq ft**
- **Maintenance Fees £100 per month**
- **Short walk into Enniskillen Town Centre**
- **Ideal for a Holiday or retirement home**

This luxury 3 bedroom apartment is set amidst its own private garden grounds. Hunters Moon development is within walking distance to Enniskillen town, close to all local amenities. The layout includes a reception hall with wooden flooring which leads through to a large contemporary living/ dining/ kitchen area incorporating an inset gas fire, range of fitted kitchen units, breakfast bar and a range of quality integrated appliances. The living area opens out onto a good sized ground level area which is ideal for parking close to the apartment.

Internal viewing is essential to fully appreciate the level of accommodation on offer!

Accommodation Comprises:

Entrance Hall: 16'0 x 5'6 & 10'6 x 9'0 Oak flooring, storage cupboard. Exterior door out to communal hall area with entrance to a lift.



Open Plan Lounge/ Dining area: 18'8 x 13'8

A bright elegant room with picture frame windows, gas fireplace with cream wooden surround, cast iron inset, granite hearth, TV point, telephone point, Oak flooring, gas fire, recessed lights, glazed French doors opens out into the hallway, exterior patio doors lead to outside paved area and ample car parking space, windows overlooking Racecourse Lough.



Kitchen Area: 11'4 x 10'0 Luxury fitted kitchen with modern high & low level units, glazed unit, wine rack, integrated fridge freezer, dishwasher, gas hob, electric oven and grill, stainless steel extractor fan, laminated worktop, stainless steel splashback behind cooker, stainless steel sink unit, tiled floor, breakfast bar, open plan to living room.



Utility Room: 10'6 x 7'1 Gas boiler, washing machine and tumble dryer, fitted high & low level units, stainless steel sink unit, tiled floor, tiled between cupboards, broom cupboard, hotpress and pressurised water system.

Master Bedroom: 17'10 x 11'5 Superb room with built in wardrobe units with mirror doors extending across the wall to the ensuite. Modern style basin and vanity unit, toilet and corner shower cubicle with electric shower. Fully tiled walls and tiled floor.



Bedroom (2): 12'3 x 9'1 Built in wardrobe units surrounding the head board.



Bedroom (3): 9'5 x 9'1 Sliding robes with shelves and hanging space.

Bathroom: 8'6 x 8'4 luxury bathroom includes a white suite comprising of bath, counter top hand basin on glass shelf unit, shower over bath, fully tiled walls and floor.



Outside: Garage included with this apartment is the first on right hand side.



This property benefits from a secure gated entrance with a substantial driveway allowing ample off-street parking and gives access to a detached garage. Communal lawn area to rear of the apartments. This apartment with the attractive views across Race Course Lough enjoys a garden and a patio area.

Maintenance: The management fees are £100 per month which includes building insurance, communal lighting, lift, electronic gate and cleaner who cleans all the communal areas.



Viewing strictly by appointment only with A&S Property Sales

**FOR FURTHER DETAILS
CONTACT A & S Property Sales
07729262655
07773060036
www.aspropertysales.com**

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.