



A & S
PROPERTY SALES

07729262655 or 07773060036

FOR SALE

A Newly Constructed 4 Bedroom Detached 2 Storey Residence With Detached Garage, Fronting The Main Enniskillen Road Out Of Ballinamallard.

**71 Enniskillen Road
Ballinamallard
Co Fermanagh**

REDUCED PRICE: £175,000 (negotiable)

EPC- 9192-7046-5939-6200-6973



4 Bedrooms/2 Reception/4 Bathrooms

- **3 Bedrooms Have Ensuite Facilities**
- **Staircase Fitted**
- **Beam Vacuum System Installed**
- **Under Floor Heating Installed On Ground Floor And In Bathroom, Ensuites And Landing**
- **All Ceilings Painted**
- **Base Coat Painted On Walls**
- **All Main Services Installed**
- **Doors and Skirting Fitted Throughout**
- **Lawns Are Laid**

This substantial detached 4 bedroom house convenient to local amenities, shops and local football club is situated within walking distance of Ballinamallard village. This newly built residence offers proposed luxury living, enjoys road frontage with gardens to front and rear, driveway to front extending to rear and side yard.

Must be viewed to be appreciated!

Accommodation Summary:

Entrance Hall



Hallway

Separate Toilet

Lounge



Kitchen/Dining Area

Bedroom (4) Ensuite facility, shower tray fitted, tiled floor and walls.

Study

Utility Room

First Floor:

Master Bedroom: Ensuite facility, shower tray fitted, tiled floor and walls.

Bedroom (2): Ensuite facility, shower tray fitted, tiled floor and walls.

Bedroom (3):

Bedroom (4):

Bathroom: White suite includes shower tray fitted, bath, tiled floor and tiled walls.



**Outside:
Gardens to front and rear, separate store to house. The driveway provides ample parking.**



**FOR FURTHER DETAILS :CONTACT A & S Property Sales
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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.

