



FOR SALE

A well presented semi-detached 3 bedroom property with detached garage, situated on a large spacious site. This property is well maintained throughout and is located within a cul de sac residential development, the property is close to all amenities associated with Kesh village.

Viewing is recommended to appreciate what this property has to offer!

**71 Fortview Park
Kesh
Co Fermanagh
BT93 1TD**

Asking Price: £135,000



- **3 Bedrooms, 2 Reception Rooms, 3 Bathrooms**
- **PVC Double Glazing**
- **Oil Fired Central Heating**
- **Well Presented & Maintained Throughout**
- **Detached Garage & Car Port**
- **Generous Private Enclosed Grounds surrounding the Property**
- **Driveway Provides substantial Parking for Several Cars**
- **Rates Per Year: £746 Approximately**

- **Property Size: 1,260 square feet**
- **Close Proximity to Kesh Village**
- **Ideal For First Time Buyer or holiday home**

This well presented 3 bedroom semi-detached property offers attractive living space. This property is located within close proximity from the village of Kesh, 10 miles from Belleek, 15 miles to Enniskillen and 15 miles to exploring Donegal with its famous beaches. Good base for touring Fermanagh, with its local attractions and leisure pursuits including the Scenic Route, Manor House Hotel and Fermanagh Lakes.

Accommodation Comprises:

Entrance Hall: 16'9 x 7'10 Entrance hall with a tiled floor. Telephone point. Pine staircase.



Downstairs Toilet: 5'5 x 2'9 Tiled splash back above sink, toilet, tiled floor.



Kitchen: 11'8 x 10'0

A range of fitted high and low level cupboards. Glazed unit. Integrated oven, ceramic hob, stainless steel extractor fan, laminated worktop, stainless steel sink unit, tiled between cupboards, tiled floor. PVC glazed exterior door leads to patio area.



Dining /Family Area: 11'3 x 10'0 Tiled floor, patio doors leads to patio paved area and rear garden, double glazed doors to living room.



Living Room: 15'0 x 13'0 A spacious room with open fire place with marble surround, granite inset & granite hearth, TV point, stainless steel sockets and switches, laminated wooden floor, double glazed doors leads to dining area.



First Floor:-

Landing: 15'0 x 2'11 Hot press is off the landing and there is also access to a loft space



Bedroom (1): 12'5 x 12'0 Laminated floor, TV point.



Bedroom (2): 11'10 x 9'0

Laminated floor, TV point.



Bedroom (3): 11'10 x 9'0



Bathroom: 10'8 x 7'3

Attractively presented bathroom, bathroom suite includes corner bath, walkin corner shower cubicle with electric shower, toilet, vanity sink unit, partly tiled walls, fully tiled shower, heated towel rail, tiled floor, velux window.





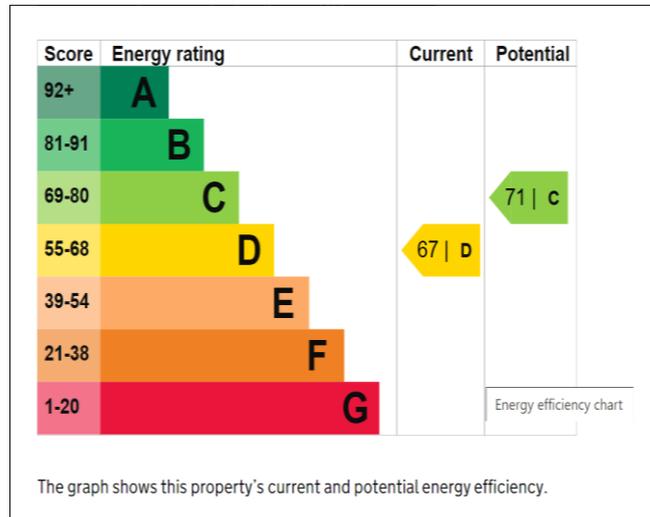
Outside:-

A spacious private enclosed garden is fenced with a wooden perimeter fence with side entrance leading to tarmac driveway, garage and car port. Paved patio area to rear door and garage, mature flower beds surrounded by slate chippings. The tarmac driveway provides substantial parking for several cars. Lawn areas to front and side of the property.

Detached Garage Unit: 23'0 x 14'0 Side door to garden, electricity & water.

Carport: 25'0 x 16'0 This car port is ideal for cars, boats and includes fold up washing line.





EPC NO: 0729-9060-0297-6162-0990

FOR FURTHER DETAILS CONTACT

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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