



FOR SALE

These one bedroom terraced houses are situated on the main street with easy access to all local amenities, schools, churches associated with Derrygonnelly village. These properties have been maintained and offers Kitchen area, spacious living room. The upper floor provides a bathroom and 1 bedroom. The property can be sold as 2 separate one bedroom houses or as one property.

**76 & 78 Main Street
Derrygonnelly
Co Fermanagh
BT93 6HW**

Asking Price: £50,000 each or £100,000 for the two properties



- **1 Bedrooms, 1 Reception Room, 1 Bathroom**
- **Sash Sliding windows**
- **Oil Fired Central Heating**
- **Maintained Throughout**
- **Rates Per Year: £494 Approximately**
- **Property Size: 925 square feet**
- **Slated Roof & Brick chimney**
- **Close to all Amenities associated with Derrygonnelly**
- **Ideal for a First Time Buyer or Buy to Let Property**
- **Pay as you go Electric**

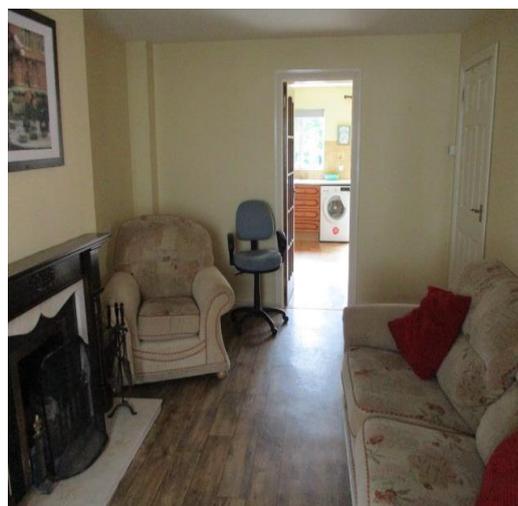
These 2 similar properties are situated within the village boundary and all amenities associated with Derrygonnelly. This properties are within easy reach of lower Lough Erne, Garrison with its fishing and water pursuits. The properties are approximately 15 miles from Belleek, thus providing access to Donegal and Sligo. Approximately 9 miles from Enniskillen

Accommodation Comprises:

Entrance Hall: 6'7 x 3'3



Living Room: 17'8 x 11'4 Spacious room, open fireplace with back boiler, the fireplace has a mahogany surround, tiled inset, tiled hearth, laminated floor, TV point, understairs storage cupboard.



Kitchen/Dining Area: 15'3 x 12'2 Fitted cupboard units, cooker, fridge/freezer, plumbed for washing machine, laminated worktop, stainless steel sink unit with single drainer, tiled between cupboards, laminated floor, patio doors leads to rear garden.



First Floor:-

Landing: 3'8 x 3'3 & 3'3 x 3'3 hotpress is off the landing and there is also access to a partly floored loft space.

Master Bedroom: 13'0 x 10'2 Built in wardrobe.



Main Bathroom: 6'2 x 5'6 3 piece bathroom suite includes electric shower above the bath, toilet and wash hand basin





Outside: The rear garden is bordered by walls and garden extends to river's edge. Paved area and steps to lawn area.



FOR FURTHER DETAILS CONTACT

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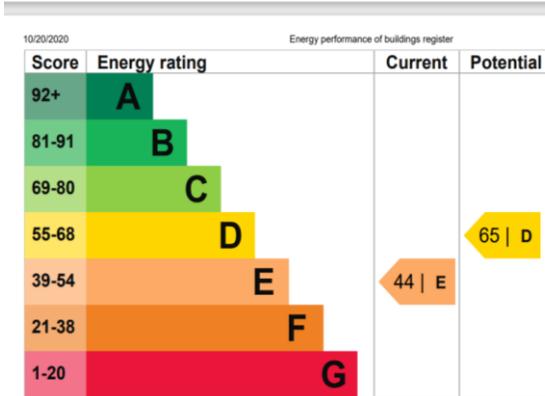
Stella: 07729262655

Alan: 07773060036

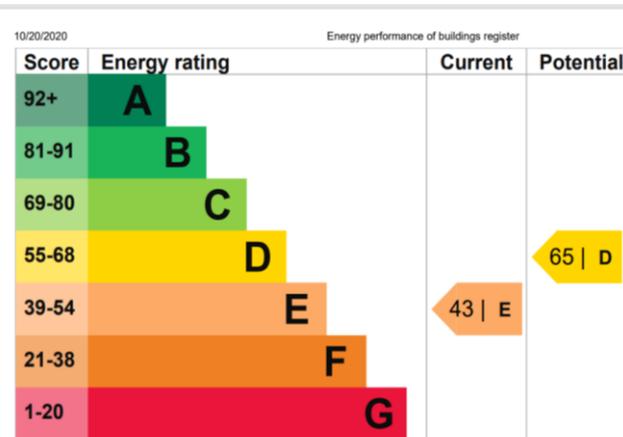
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Disclaimer:

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



EPC: 9010-2670-8100-2520-6845. 76 Main Street, Derrygonnelly



EPC: 6890-6501-0722-9128-0003. 78 Main Street, Derrygonnelly