



FOR SALE

A well presented 4 bedroom detached property with integral garage, is situated within a residential development, close to all amenities associated with Kesh village. This property has been maintained to a good standard and offers excellent accommodation, and is ready for sale. In addition to the attractions offered by County Fermanagh the location provides easy access to exploring County Donegal with its world famous beaches.

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

**77 Rosscah View
Rosscolban
Kesh
Co Fermanagh
BT93 1WA**

Asking Price: £143.500

EPC NO: 9000-7296-2629-2300-2863



- **4 Bedrooms, 2 Reception Rooms, 3 Bathrooms**
- **PVC Double Glazed Windows and Doors**
- **Oil Fired Central Heating**
- **Good Standard Throughout**
- **Pine Doors and Skirting Throughout**
- **Integrated Garage**

- Two Bedrooms have Ensuites
- Paved Driveway Provides Ample Parking
- Rates Per Year: £1300 Approximately
- Property Size: 2152 square feet
- Close Proximity to Kesh Village
- Ideal for a holiday home

This well presented deceptively spacious 4 bedroom detached property, is situated within a residential development close to Kesh, schools and amenities associated with the village. This property is within easy reach of local attractions and leisure pursuits including Scenic Route, Castle Archdale Country Park, Manor House Hotel and Fermanagh Lakes. The property is approximately 15 miles from the town of Enniskillen, and approximately 5 miles from Irvinestown, 10 miles from Belleek, and 15 miles to Donegal.

Accommodation Comprises:

Entrance Hall: 19'2 x 7'3 Telephone point, Pine staircase, PVC glazed exterior, hot press, Tiled floor.



Living Room: 14'9 x 14'9 Laminate floor, TV and telephone points, open fireplace with pine surround, cast iron inset and tiled hearth.



Kitchen/Dining Area: 22'6 x 19'2 Attractive open plan kitchen/dining area with dual aspect windows offers an array of fitted units, integrated oven, ceramic hob, integrated fridge, plumbed for integrated dishwasher, laminated worktop, stainless steel sink unit with single drainer, stainless steel electric extractor fan, tiled between cupboards, tiled floor, French double doors leads to paved patio area and door leads to utility room.



Utility Room: 7'5 x 7'0 A fitted cupboard with circular stainless steel sink unit, tiled floor, laminated worktop, tiled between cupboards. PVC glazed exterior door, doors to downstairs toilet and garage.



Downstairs Toilet: 7'4 x 3'2
Wash hand basin, toilet, tiled splash back, tiled floor.



First Floor:-

Landing: 14'5 x 3'2 A shelved storage cupboard is off the landing and there is also access to a loft space.



Bedroom (1): 14'2 x 10'6 Telephone point and TV point.



Bedroom (2): 13'11 x 11'8 Telephone point.



Bedroom (3): 13'10 x 11'9 Telephone point and TV point.
Ensuite: 7'9 x 7'8 Walkin corner shower cubicle with shower from mains water system, toilet, sink, tiled splash back, tiled walls in shower, tiled floor.





Bedroom (4): 17'5 x 10'7

Ensuite: 8'7 x 2'10 Walkin corner shower cubicle with electric shower, toilet, wash hand basin, tiled splash back, fully tiled walls in shower, tiled floor.



Main Bathroom: 12'1 x 8'3

3 piece bathroom suite includes walkin corner shower cubicle with shower from mains water system, bath, telephone shower above bath, partly tiled walls above bath, toilet, wash hand basin, tiled floor.





To the front of the home is a paved driveway to garage. The driveway provides ample parking. The garden is bordered by a wall and wooden fencing, lawn areas to side, front and rear. There is an attractive paved patio area. Outside water tap.

FOR FURTHER DETAILS CONTACT

A&S Property Sales

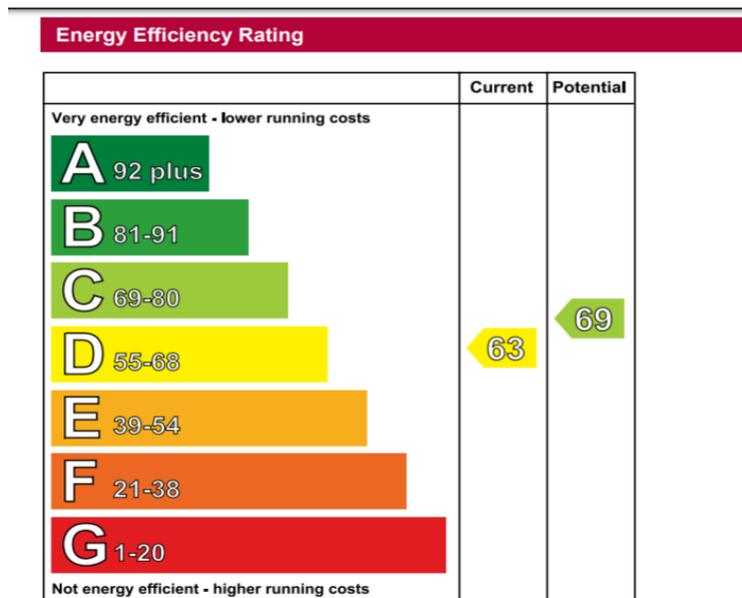
Stella: 07729262655

Alan: 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



EPC NO: 9000-7296-2629-2300-2863