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PROPERTY SALES

07729262655 or 07773060036

FOR SALE

This Exquisite Detached 4 Bedroom Residence Is Beautifully Appointed Throughout To A Very High Specification And Detail, Ideally Located Within A Private Walled Garden Just On The Edge Of Ballinamallard Village. Viewing Is Essential To Fully Appreciate What This Property Has To Offer!

**78 Enniskillen Road
Ballinamallard
Co Fermanagh
BT94 2BD**

**ASKING PRICE: £265,000 (open to offers)
EPC- 0799-2088-0217-6287-1924**



4 Bedrooms/3 Reception Rooms/4 Bathrooms

- **PVC Double Glazing With K Glass**
- **Built In Central Beam Vacuum System**
- **Beautifully Presented Interior, Offers Luxury Living**
- **All carpets, Curtains And Light Fittings Are Included**
- **Oil Fired Central Heating**
- **Every Room Has Its Own Controlled Thermostat**
- **Outer Wall is made up of 'Fugustie Heritage Brick'**
- **Mahogany Doors And Skirting Throughout**
- **Moulded Coving Throughout**
- **Under Floor Heating In Bathroom, Ensuites, Kitchen, Utility, Sun Room, Living Room, Lounge And Hall**
- **Well Maintained Gardens, And Paved Patio Areas**
- **Double Garage With Roller Doors**
- **Security Alarm System**
- **Electric Gates At Entrance**
- **Extensive Driveway Provides Ample Parking**
- **Located Just On The Edge Of Ballinamallard Village**

This attractively presented property offers luxury living with its spacious rooms and enviable setting within extensive private garden grounds, located just on the edge of Ballinamallard village and is convenient for all local amenities.

Accommodation Comprises:

Entrance Hall: 11'6 x 14'8

Spacious entrance hall, leading to two separate hallways, arch coving around the doors in the main hall, Oak PVC exterior front door.



Lounge: 23'7 x 14'9
inset, granite hearth, TV point.

Gas fire with marble surround, cast iron



Living Room: 16'0 x 11'2 **Electric fire with pine surround, marble inset, granite hearth, TV point, tiled floor, doors leading to a fabulous sun room.**



Sun Room: **13'9 x 11'5** **Pine ceiling with recessed lights, TV point, tiled floor with decorative insert tiles, patio doors opening to private paved patio area.**



Kitchen: **18'9 x 10'10** **Amazing living space offers a range of fitted oak wood high and low level cupboards, storage trays & food storage units, glazed units. Beautifully appointed throughout with glass fibre worktops, 1½ bowl inset sink unit, filter tap, integrated 'Neff' dishwasher, integrated fridge, integrated double oven, integrated 'Neff' microwave, 2 gas ring & 4 halogen ring hob, extractor electric fan, tiled between cupboards, tiled floor, timber ceiling.**



Dining Room: **13'9 x 11'3**

Utility Room: **14'10 x 10'9** **A range of fitted cupboards, sink unit, plumbed for washing machine, tiled floor.**

Hallway (1): **12'0 x 3'10** **Cloak cupboard, storage cupboard shelved.**

Hallway (2): **25'5 x 4'3** **Double hotpress, 1 side shelved, 1 side hanging style wardrobe, storage cupboard.**

Study: **9'2 x 4'0**

Master Bedroom: **16'4 x 13'5** **A superb room includes cherry wood built in units around bed, kingsize headboard, built in wardrobes & vanity units on opposite wall. Ensuite: 12'0 x 5'6 4ft Shower cubicle, built in laminated**

marble effect sink and vanity units, toilet, tiled floor partially tiled walls, 2 heated towel rails.



Bedroom (2): 13'8 x 8'8

Cherry wood built in units, single Headboard



Bedroom (3): 13'8 x 11'6 Another superb room includes cherry wood built in units around bed, built in wardrobes & vanity units. Ensuite: 9'10 x 5'6 3ft Shower cubicle, toilet, tiled floor partially tiled walls, tiled floor.



Bedroom (4): 11'7 x 8'11

Telephone & TV points.

Bathroom: 12'3 x 10'10 Beautiful bathroom suite includes basin inserted into vanity units, toilet, separate walkin shower cubicle with electric shower, heated towel rail, corner bath set in luxurious tiled surround, partially tiled walls, tiled floor.



OUTSIDE

Double Garage: 24'11 x 17'2
Single garage includes space for workshop area. Beam vacuum system services the whole property. Vegetable store, boiler house and car port.



Generous private garden grounds complete with extensive driveway which in turn leads to a double garage and additional private parking.

The front has been laid to lawn with well stocked border beds and to the side are additional flower beds with plants and mature shrubs. To the rear there are paved and feature patio areas easily managed and private, bordered by a trellis, fencing and rockeries of shrubs and plants. Also separate paved patio area which can be accessed directly from the Sun Lounge patio doors, providing an ideal spot to relax and enjoy the garden. The whole property is further enhanced by a surrounding wall made up of Heritage brick.





	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	61	67
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

Amazing Property!



**FOR FURTHER DETAILS
CONTACT A & S Properties
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.



Kitchen Ceiling



Sun Room Ceiling



Hall Ceiling