



FOR SALE

Located of Derrygonnelly's Main Street, this one bedroom terraced house is within easy reach to all local amenities, schools, churches associated with the village. This property offers potential for refurbishment and modification to their own specification. The property has been maintained and offers Kitchen/Dining area and a spacious living room. The upper floor provides a bathroom and a bedroom. Ideal for an investor or a starter home.

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

Asking Price: £54,500



- **1 Bedroom, 1 Reception Room, 1 Bathroom**
- **Sash Windows**
- **Oil Fired Central Heating**
- **Potential for Refurbishment and Modification**
- **Rates Per Year: £494 Approximately**
- **Property Size: 925 square feet**
- **All Floor Coverings are Removed Throughout**
- **Slated Roof & Brick chimney**
- **Close to all Amenities associated with Derrygonnelly**
- **Ideal for a Starter Home or a Buy to Let Property**

This one bedroom terraced house is situated within the village boundary and all amenities associated with Derrygonnelly. This property is within easy reach of lower Lough Erne, Garrison with its fishing and water pursuits. The property is approximately 15 miles from Belleek, thus providing access to Donegal and Sligo. Approximately 9 miles from Enniskillen. This property has main direct Transport Routes to Enniskillen Town centre.

Accommodation Comprises:

Entrance Hall: 6'7 x 3'8



Living Room: 17'9 x 10'11 Spacious room, open fireplace with tiled surround, tiled inset, tiled hearth, TV point, storage cupboard (10'9 x 2'2)



Kitchen/Dining Area: 15'1 x 12'3 A range of fitted high and low level units, cooker, fridge, plumbed for washing machine, laminated worktop, stainless steel sink unit with single drainer, tiled between cupboards, glazed door to living room, access by patio doors to private rear garden.



First Floor:-

Landing: 3'11 x 2'11 & 6'5 x 3'3 Hotpress is off the landing and there is also access to an attic space.

Bedroom: 14'10 x 10'4



Main Bathroom: 7'9 x 7'1

Bathroom suite includes the bath, toilet and wash hand basin



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



10/20/2020 Energy performance of buildings register

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	43 E	
21-38	F		
1-20	G		

FOR FURTHER DETAILS CONTACT
A&S Property Sales
Stella: 07729262655
Alan: 07773060036
www.aspropertiesales.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

