



FOR SALE

This well presented Upper Floor 2 Bedroom Apartment, is situated within a popular residential development at Silverhill Manor. The property has its own access from the ground floor. The apartment is close to all amenities associated with Enniskillen Town.

Viewing is Recommended !

**8 Devenish Manor
Enniskillen
Co Fermanagh
BT74 5JB**

Asking Price: £89,000



- **2 Bedrooms, 1 Bathroom**
- **Gas Central Heating**
- **PVC Double Glazing**
- **Open Plan Living Room/Dining/Kitchen**
- **Excellent Condition**
- **Private Access From Ground Floor**
- **Communal Parking Area**
- **Convenient Edge Of Town Location**
- **Property Size: 681 square feet**
- **Ideal For First Time Buyer/Investment Opportunity**

This well presented 2 bedroom apartment is situated within a popular residential development located on the edge of Enniskillen town, just off the main road to Belleek, close to local facilities and amenities. A Short distance to the Lough Erne Golf Resort, this apartment offers convenient living.

Accommodation Comprises:
Ground Floor:

Entrance Hallway: 9'7 x 8'7 PVC Exterior door, Staircase to the apartment.
Dimplex heater on wall.



Landing Area: 8'6 x 3'6

Hallway: 19'5 x 3'9 Telephone point, double socket, storage cupboard, velux window, smoke alarms.



Kitchen/Dining/ Area: 10'8 x 7'1 Open plan kitchen offers an array of fitted high and low level units, velux window, glazed units. Integrated oven, ceramic hob, stainless steel extractor fan, stainless sink unit, integrated fridge / freezer, laminated worktop, tiled between cupboards, tiled floor. Kitchen extends through to an attractive living space.



Living Area: 15'0 x 11'7

TV point, electric fire, Dual aspect windows.



Bedroom (1): 10'10 x 10'4 Built in wardrobe.



Bedroom (2): 12'1 x 11'0 TV point and telephone point.



Bathroom: 9'11 x 7'11 Bathroom suite includes walkin corner shower cubicle with shower from mains water system, toilet, sink unit, bath, partly tiled walls, tiled floor, velux window.



Outside:- Communal area neatly laid in lawn with enclosed walled court yard area for bins. Paved pathway to the apartment. Car parking space.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	62	63
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

FOR FURTHER DETAILS CONTACT

A&S Property Sales

Alan: 07773060036

Stella: 07729262655

Email:sales@aspropertysales

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