



## **FOR SALE**

**This beautifully presented semi-detached 3 bedroom property with detached garage, is appointed throughout to a high specification. The property is situated within a quiet cul de sac residential development, the property is close to all amenities associated with Kesh village. Viewing is essential to fully appreciate what this property has to offer!**

**8 Rosscah View  
Kesh  
Co Fermanagh  
BT93 1WB**

**Asking Price: £133,000**



- **3 Bedrooms, 2 Reception Rooms, 3 Bathrooms**
- **PVC Double Glazing**
- **Oil Fired Central Heating**
- **Beautifully Decorated**
- **Master Bedroom with Ensuite**
- **Pine Doors and Skirting Throughout**
- **Open Plan Kitchen/Family Area**
- **Wood Burning Stove**
- **Private Enclosed Garden to the Rear**
- **Driveway Provides substantial Parking for Several Cars**
- **Rates Per Year: £ 900 Approximately**

- **Property Size: 1,523 square feet**
- **Close Proximity to Kesh Village**

**This well presented 3 bedroom semi-detached property offers attractive living space. This property is located within close proximity from the village of Kesh, 10 miles from Belleek, 15 miles to Enniskillen and 15 miles to exploring Donegal with its famous beaches. Good base for touring Fermanagh, with its local attractions and leisure pursuits including the Scenic Route, Castle Archdale Country Park, Manor House Hotel and Fermanagh Lakes.**

**Accommodation Comprises:**

**Entrance Hall: 12'0 x 7'8** Entrance hall with a tiled floor. Composite exterior door. Telephone point. Pine staircase, radiator cover.



**Downstairs Toilet: 6'0 x 3'3**

**Vanity unit with drawer space, fully tiled wall behind sink, partly tiled walls, toilet, radiator cover, tiled floor.**



**Kitchen/Dining Area: 17'0 x 9'4**

Attractive living space offers an array of fitted wooden high and low level cupboards. Dual aspect windows, Glazed units. Integrated fan oven, ceramic hob, stainless steel extractor fan, arched feature shelf behind cooker, integrated dishwasher, integrated fridge / freezer, laminated worktop, circular stainless steel sink unit with single circular drainer, tiled between cupboards, tiled floor, storage cupboard. Kitchen extends to a family area. Glazed door leading to utility room.



**Family Area: 11'7 x 9'9**

Tiled floor, TV point, radiator cover, patio doors leads to patio paved area and rear garden.



**Utility Room: 6'11 x 5'4** A range of fitted cupboards, stainless steel sink unit, plumbed for washing machine, tiled floor, laminated worktop.



**Living Room: 15'4 x 11'9** An elegant spacious room with wood burning stove with pine mantle, tiled hearth, TV point, stainless steel sockets and switches, black radiators, laminated wooden floor.





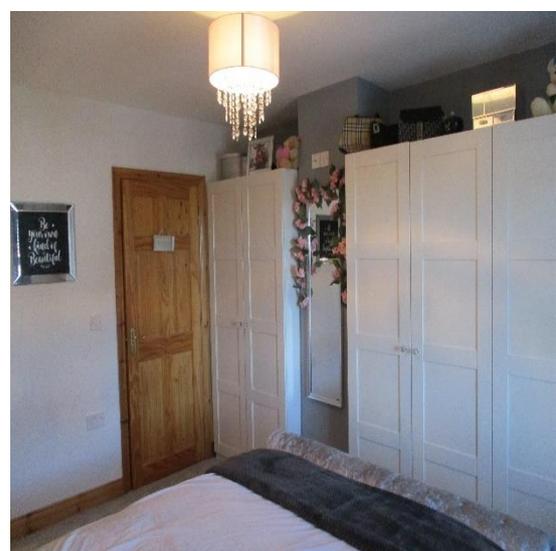
**First Floor:-**

**Landing: 6'9 x 4'10 & 6'9 x 3'0**

**Hot press is off the landing and there is also access to a loft space**



**Master Bedroom: 13'9 x 11'10 Superb bedroom, Carpet. Ensuite: 8'1 x 2'10 Walkin shower cubicle, toilet, vanity unit, heated towel rail, fully tiled walls.**





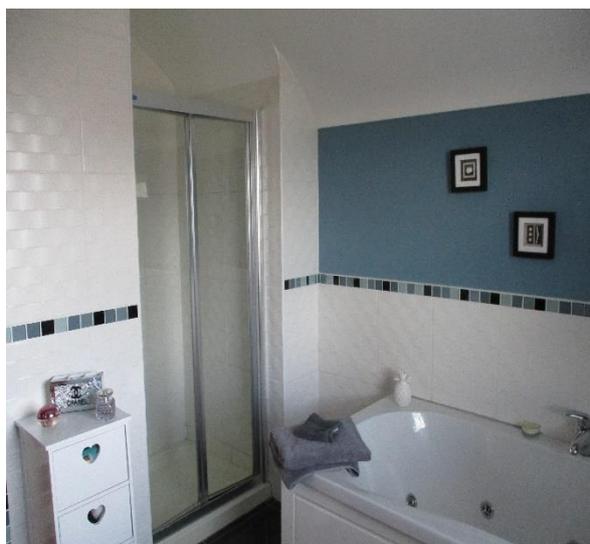
**Bedroom (2): 11'5 x 7'4**      **Lovely décor, carpet.**



**Bedroom (3): 11'9 x 7'4**      **Carpet & TV point.**



**Main Bathroom: 9'11 x 7'11**      **Beautiful décor, bathroom suite includes walkin corner shower cubicle with shower from mains water system, toilet, vanity sink unit, partly tiled walls, spotlights, heated towel rail.**



### **Outside:-**

To the front of the home is a walled entrance leading to tarmac driveway and garage. Paved pathway to front door, mature shrubs surrounded by slate chippings. A tarmac driveway provides substantial parking for several cars. A private enclosed garden to rear is fenced with a perimeter fence with wooden side gate access to driveway. The rear garden has a lawn area. Edged with railway sleepers displays a flower bed with mature shrubs and trees, paved patio area and pathway leading to side gate.

**Garage: 15'0 x 11'0 Side door to garden & remote roller door. Boiler.**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66   D	68   D
39-54	E		
21-38	F		
1-20	G		

**EPC NO: 0749-6002-0283-7701-4954**



**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