



07729262655 or 07773060036

## **FOR SALE**

A pleasant, well presented 4 bedroom terraced House with integral garage, set on a quiet cul-de-sac development within walking distance of Enniskillen Town Centre has easy access to local facilities, shops, schools and transport links. The property spans over 3 floors with its spacious ground floor lounge, enclosed rear garden and ample parking to the front.

**9 Ashgrove  
Enniskillen  
Co Fermanagh  
BT74 6HG**

**ASKING PRICE: £108,000**



- 4 Bedrooms/2 Reception Rooms/1 Bathroom
- Oil Fired Central Heating
- Double glazed windows
- Well Presented Interior
- Rates Approximately £783 Per year
- Enclosed Private Rear Garden
- Integral Garage
- Ample Parking for Several Cars
- Within walking distance of Enniskillen
- Ideal Property, no upward Chain

**This delightful 4 bedroom terraced house with integral garage is situated within a cul-de-sac development, walking distance of all amenities associated with Enniskillen town. The property is located close to all tourist attractions, boating, fishing and water activities near the shores of Lough Erne.**

**Must be viewed to be appreciated!**

**Accommodation Comprises:**

**Entrance Hall: 8'5 x 5'10    Wooden exterior door. Telephone Point.**



**Living Room: 20'7 x 12'8    A Spacious room with dual aspect windows, open fireplace with wooden surround, tiled inset, tiled hearth, TV point, storage cupboard.**



**Rear Hall: 8'5 x 3'11**

**Exterior door leads to an enclosed garden.**

**Rear Landing: 8'11 x 5'0** Tiled floor, freezer and fitted storage cupboards.

**Integral Garage: 13'10 x 9'2** Lift up garage door, entrance to the house by rear door, plumbed for washing machine, central heating boiler.

**Kitchen: 13'3 x 8'8** Fitted high and low level wooden units, glazed unit, stainless steel sink unit, laminated work top, tiled floor, broom cupboard, integrated fridge, extractor fan, integrated double oven, hob and integrated dishwasher.



**First Floor:**

**Landing: 12'7 x 2'11** Hotpress

**Bedroom (1): 9'3 x 8'4**



**Bedroom (2): 12'8 x 8'10 Built in wardrobe.**



**Bathroom: 9'3 x 7'0 White suite includes bath, separate corner electric shower, toilet and wash hand basin, fully tiled walls.**



**Second Floor Landing: 3'3 x 3'0**



**Bedroom (3) 13'3 x 9'0 Velux window.**



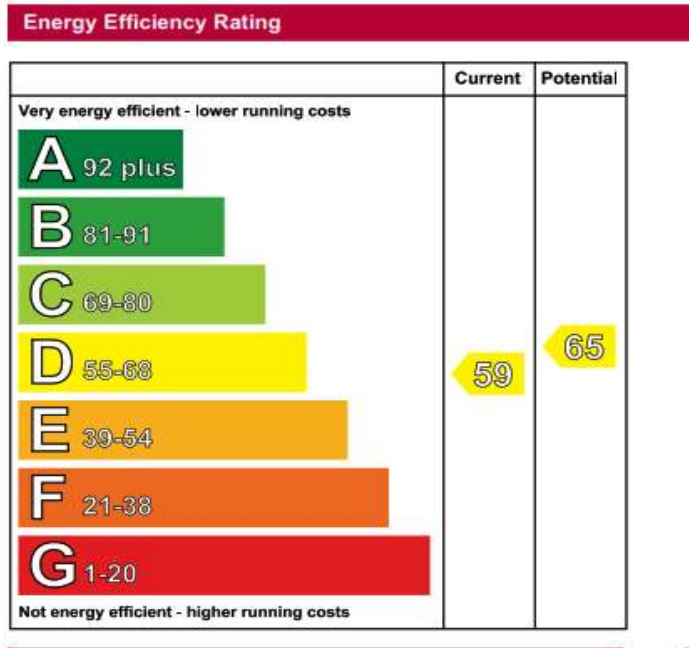
**Bedroom (4) 13'3 x 11'8 Velux window and 2 built in storage cupboards.**



### **OUTSIDE**

**To the front of the property is a driveway to the integral garage and ample parking. Well maintained enclosed fenced rear garden, consisting of paved and gravelled areas, mature shrubs and trees.**





**FOR FURTHER DETAILS  
CONTACT A & S Properties  
07729262655  
07773060036  
[www.aspropertysales.com](http://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.