



FOR SALE

An excellent opportunity to purchase a well presented, 3 Bedroom detached property with detached garage, ideally located within an established residential area. Killynure Park is situated just off the Castlecoole Road within walking distance to extremely convenient host of amenities including; schools, churches, Enniskillen golf Course, Castlecoole National Trust Estate, Ardowen Theatre and bus routes to main transport links. This property offers great potential for a comfortable home. This property would be ideal as a starter home.

Viewing is essential to really appreciate what this property has to offer!

**9 Killynure Park
Enniskillen
Co Fermanagh
BT74 6JD
Offers Over : **£199,950****



- 3 Bedrooms, 1 Reception Room, 1 Bathroom
- PVC Double Glazed Windows and Doors
- Oil Fired Central Heating
- Well Maintained Throughout
- Detached Garage
- Private Gardens to Front and Rear
- Driveway Provides private parking
- Rates Per Year: £1253 Approximately
- Property Size: 1205 square feet
- Excellent Location
- Ideal as a Starter Home or as an investment

This well presented 3 bedroom detached property, is situated within an ideal location close to Enniskillen Town Centre

Accommodation Details:

Entrance Hall: 13'1 x 9'1 (widest points) Under stairs storage, radiator cover, wooden floor, PVC glazed exterior door.



Living Room: 17'5 x 14'3 Open fireplace with wooden surround, granite hearth, cast iron inset, TV point, wooden floor. 2 x Dual aspect windows offers great brightness.



Kitchen/ Dining Area: 20'3 x 10'0 Spacious kitchen offers an array of fitted units, hob, integrated double oven, laminated worktop, stainless steel sink unit, extractor fan, plumbed for washing machine, tiled between cupboards, vinyl floor, built in storage cupboard. Dual aspect windows.



First Floor:-

Landing: (8'8 x 2'8) & (7'7 x 2'8) Hot press, access to attic space. Double hand rails on the stairs.





Bedroom (1): 10'0 x 8'3 single built in wardrobe.



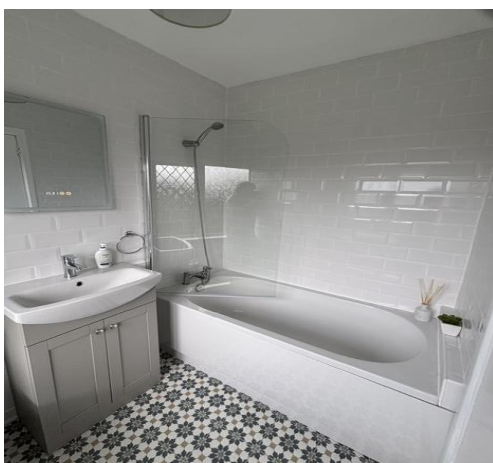
Bedroom (2): 14'3 x 8'5 Dual aspect windows.



Bedroom (3): 8'10 x 8'5



Bathroom: 10'4 x 7'6 Bathroom includes bath, mains shower above the bath, toilet, vanity sink unit, vinyl floor, fully tiled walls.



Outside:-

Garage: 21'2 x 13'1 Double doors.



To the front of the home is a tarmac driveway to garage, and a tarmac pathway to door. Front and rear garden are in lawn with boundary fencing and hedging. Paved pathway to side entrance of garage, and a paved pathway around the house. Outside water tap. Outside boiler unit.





VIEWING WITH APPOINTMENT ONLY!

FOR FURTHER DETAILS CONTACT

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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