



07729262655 or 07773060036

## **FOR SALE**

**This well presented 3 bedroom semi-detached residence with separate garage is set on the main Kesh to Ederney road, located on the edge of Kesh Village, within close walking distance of local facilities and amenities. This property could be ideal as a holiday home because of its location close to Lower Lough Erne, Kesh village has been a popular tourist resort.**

**9 Station Road  
Kesh  
Enniskillen  
Co Fermanagh  
BT93 1UP**

**Asking Price: £90,000**



- **3 Bedrooms, 2 Reception Rooms, 1 Bathroom**
- **Oil Fired Central Heating**
- **PVC Double Glazed Windows**
- **Pine Doors Throughout**
- **Property Size: 1,205 sq ft**
- **Rates: £692 Approximately**
- **Garage**
- **Concrete Parking Area to Rear**
- **Off Street Ample Parking**

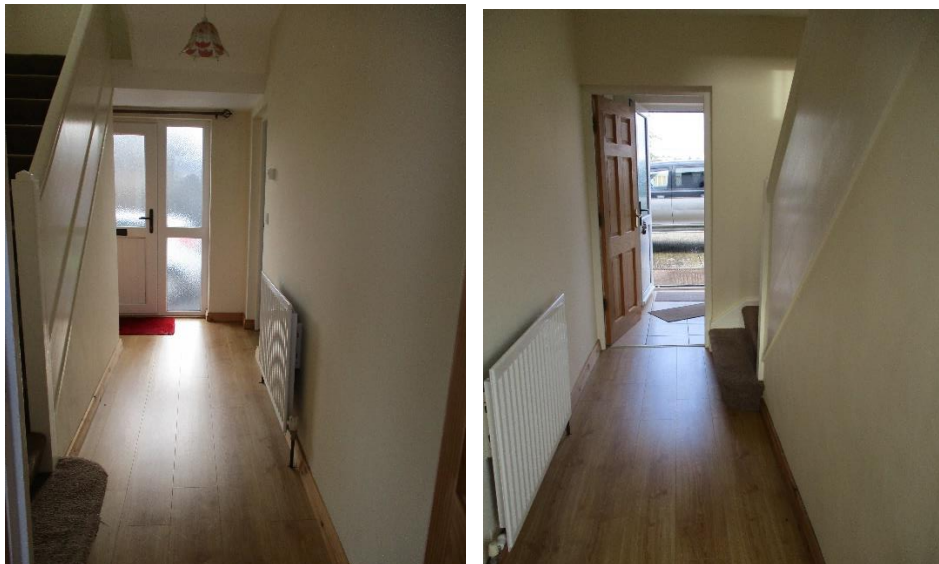
- Edge of village Location
- Suitable for a First Time Buyer or a Holiday Home

The property is located approximately 3 miles from Ederney, 5 miles from Pettigoe and 15 miles from Enniskillen town centre. Kesh village has been a popular tourist resort. It has two caravan parks, a small attractive marina and other related industries both within its boundaries and the surrounding area. It is about 5 miles from the border with the Republic of Ireland and 22 miles from the Atlantic coast resort of Rossnowlagh in County Donegal, thus adding to its popularity with holiday makers, day-trippers and weekenders.

**Viewing is recommended to appreciate what this property has to offer**

**Accommodation Comprises:**

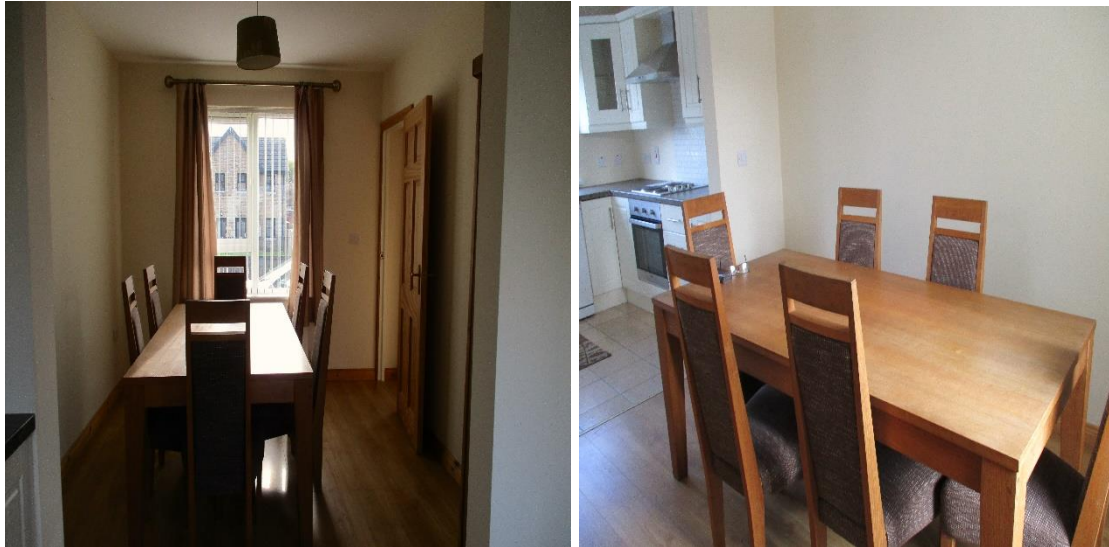
**Entrance Hall: 11'1 x 3'6 & 6'10 x 3'4 PVC exterior door, laminated floor, under stairs storage cupboard.**



**Living Room: 19'0 x 11'0 Open fireplace with pine surround, granite hearth, laminated floor, TV point, dual aspect windows.**



**Dining Room: 10'8 x 8'7 Laminated floor.**



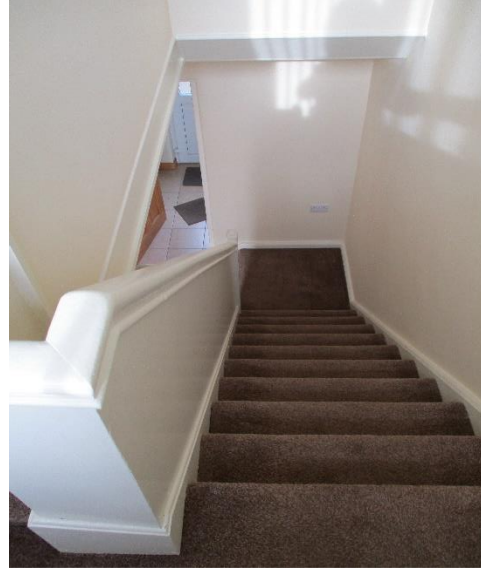
**Kitchen: 15'5 x 8'2**

**Fully fitted kitchen including high and low level units, stainless steel sink unit, stainless steel extractor fan, integrated cooker & hob, tiled above the cooker, laminated worktop, plumbed for washing machine, recessed spotlights.**



**First Floor:-**

**Landing: 6'6 x 3'1 & 6'1 x 2'10 Access to attic space, fully insulated, drop down ladder, hotpress.**



**Bedroom (1): 12'10 x 8'7 TV point.**



**Bedroom (2): 10'7 x 9'10 Built in double wardrobe.**



**Bedroom (3): 10'11 x 8'10**



**Bathroom: 8'7 x 5'9**

**Dual aspect windows, separate walk in shower cubicle with electric shower, bath with telephone shower head, tiled above bath, sink unit with tiled splash back, toilet, tiled floor.**



## **OUTSIDE**

**Garage: 20'0 x 8'0**

**Rear garden has a surrounding fence and concrete area for parking. Lawn area to rear, with path to side door to garage. A driveway that provides ample parking to front and rear, outside tap. Front garden with a lawn area bordered by a fence.**



**For Further Details  
Contact A&S Property Sales  
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.