



## **FOR SALE**

**This attractive detached 4 Bedroom property with its detached garage is ideally located in a quiet cul de sac within an established residential development, the property is close to all amenities associated with Kesh village.**

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

**9 Castle Manor  
Kesh  
Co Fermanagh  
BT93 1RT  
Offers Over : £199,000**



- **4 Bedrooms, 4 Reception Rooms, 4 Bathrooms**
- **PVC Double Glazed Windows and Doors**
- **Oil Fired Central Heating**
- **High Specification Throughout**
- **Oak Doors & Skirting Throughout**
- **Detached Garage**
- **Private Enclosed Garden to the Rear**
- **Driveway Provides Ample Parking for Several Cars**

- Rates Per Year: £1667 Approximately
- Property Size: 2179 square feet
- Close Proximity to Kesh Village

This deceptively spacious 4 bedroom detached property, well presented in a convenient location situated within a select development close to Kesh, schools and amenities associated with the village. This property is located approximately 10 miles from Belleek, 15 miles to Enniskillen, 15 miles to County Donegal and approximately 5 miles from Irvinestown. Within easy reach of local attractions and leisure pursuits including Scenic Route, Castle Archdale Country Park, Manor House Hotel and Fermanagh Lakes.

**Accommodation Comprises:**

**Entrance Hall: 16'8 x 7'1 (widest points) & 9'2 x 3'11** The entrance hall has a storage cupboard under the stairs. Telephone point, oak staircase, composite exterior door.



**Living Room: 13'11 x 13'8** Dual aspect windows, open fireplace with wood burning stove, marble surround, granite hearth, cast iron inset, telephone and TV point.





**Dining Room/Play Room: 11'8 x 11'0**  
**French glazed doors lead to the kitchen, dual aspect windows.**



**Kitchen: 13'10 x 11'9** Attractive kitchen offers an array of fitted units, glazed unit, hob, integrated oven, integrated fridge, laminated worktop, stainless steel sink unit with single drainer, extractor fan, tiled between cupboards, tiled floor, double doors leads to dining room. Dual aspect windows.

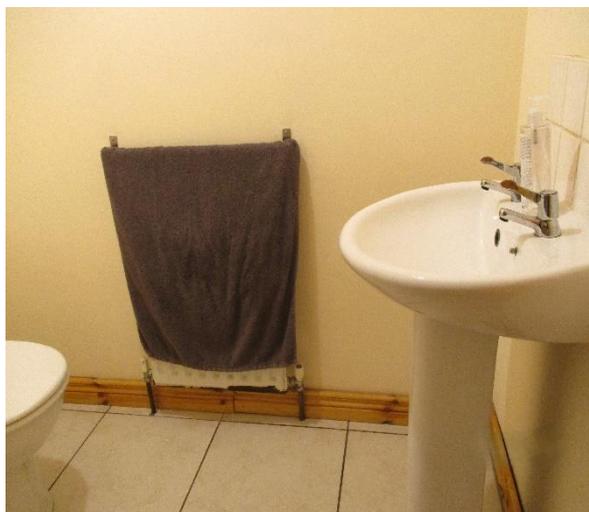




**Utility Room: 10'7 x 6'4** A range of fitted cupboards, stainless steel sink unit, plumbed for washing machine and dryer, tiled floor, laminated worktop, PVC exterior door, central heating time clock on wall.



**Downstairs Toilet: 6'2 x 3'3** Wash hand basin, toilet, tiled splash back, tiled floor.



**Sun Room: 12'0 x 10'10 Laminated floor, double doors to garden and double glazed doors to the family room.**



**Family Room: 12'0 x 10'3 French doors to sun room.**



**First Floor:-**

**Landing: (10'2 x 3'6) & (10'4 x 3'4) & (7'2 x 3'0)**

**A hot press is off the landing and there is also access to a loft space.**



**Master Bedroom: 11'8 x 11'0 Dual aspect windows.**

**Ensuite: 11'8 x 3'0 Walkin shower cubicle with electric shower, toilet, wash hand basin, partly tiled walls, fully tiled walls in shower, tiled floor.**



**Bedroom (2): 11'9 x 10'4 Dual aspect windows.**



**Bedroom (3): 11'0 x 10'5** Dual aspect windows.  
**Ensuite: 9'11 x 3'0** Walk in shower cubicle with electric shower, toilet, wash hand basin, partly tiled walls, fully tiled walls in shower, tiled floor.



**Main Bathroom: 10'4 x 7'6** 3 piece bathroom suite includes walk in corner shower cubicle with mains shower, corner bath, toilet, wash hand basin, tiled floor, partly tiled walls.



**Bedroom (4): 13'9 x 10'5**

**Dual aspect windows.**



**Outside:-**

**Garage: 21'2 x 13'1 Side door entrance to rear garden. Roller door & boiler.**





To the front of the home is a tarmac driveway to garage. The driveway provides ample parking for several cars. To the front has a lawn area with a paved pathway to door. A private enclosed rear garden is fenced with a perimeter fence and hedging. The rear garden is mostly a lawn area, with a paved pathway to side entrance of garage, and a paved pathway around the house. Outside water tap.

**FOR FURTHER DETAILS CONTACT**

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**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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70
55-68	D	64	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating