



07729262655 or 07773060036

FOR SALE

**Luxury Ground Floor 2 Bedroom Apartment With Private Entrance
Within This Popular Residential Development Located On The Edge Of
Enniskillen Town & Convenient To The Lough Erne Golf Resort.**

**Apartment C1
122 Silverhill House
Silverhill Manor
Enniskillen
Co Fermanagh
BT74 JJ**

ASKING PRICE: £116,000 (negotiable)



- **2 Bedrooms, 1 Reception Room, 2 Bathrooms**
- **Gas Central Heating**
- **PVC Double Glazing**
- **Excellent Decorative Order Throughout**
- **Low Maintenance Modern Finish**
- **Enclosed Courtyard Parking**
- **Ideal For First Time Buyer Or Second Home**
- **Close To Enniskillen Town & Convenient Distance From Lough Erne Golf Resort**

This well luxury 2 bedroom apartment is situated within a popular residential development located on the edge of Enniskillen town, just off the main road to Belleek, close to local facilities and amenities. A Short distance to the Lough Erne Golf Resort, this apartment offers convenient living.

Viewing is Recommended!

Accommodation Comprises:

Hallway: 14'10 x 11'5 L shaped hall, hotpress, built in storage cupboard.

Living Room: 12'9 x 12'9 Wall mounted flame effect electric fire, open plan to kitchen.



Kitchen: 9'2 x 8'7 Fully fitted range of high and low level cupboards, 1½ bowl stainless steel sink unit, hob, integrated oven, stainless steel extractor fan, integrated fridge/freezer and washing machine, tiled between cupboards.



Master Bedroom: 15'6 x 12'9

Ensuite: 8'4 x 3'11 White suite including bath, sink, toilet, part tiled walls, tiled floor.



Bedroom (2): 12'8 x 10'9



Bathroom: 8'3 x 7'7 Built in corner shower cubicle with electric shower, partly tiled wall behind sink, tiled behind toilet, tiled floor.



OUTSIDE

Enclosed parking area with an electric gate.



**FOR FURTHER DETAILS
CONTACT A&S Property Sales
07729262655
07773060036
www.aspropertysales.com
email:sales@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.