



A & S  
PROPERTY SALES

07729262655 or 07773060036

## **FOR SALE**

**This Beautiful 4 Bedroom Chalet Detached Bungalow With Detached Garage Is Tucked Away In The Quiet Quaint Village Of Churchill, Some 11 Miles From The Town Of Enniskillen. This Unique Property Situated Within Spacious Grounds Enjoys Extensive Views Over Open Countryside And The Current Owners Have Maintained The Property To A High Standard Throughout And Presented To The Market In Walk In Condition.**

### **Beltain**

**(Meaning Celtic coming of Summer)**

**Drummenagh More**

**Churchill**

**Derrygonnelly**

**Co Fermanagh**

**BT93 6HQ**

**Price: £219,500 (Negotiable)**



- **3/4 Bedrooms, 2 Reception Rooms, 3 Bathrooms**
- **Oil Fired Central Heating**
- **EPC Ref No: 0849-9011-0275-6961-1080**
- **PVC Double Glazed Windows Throughout**

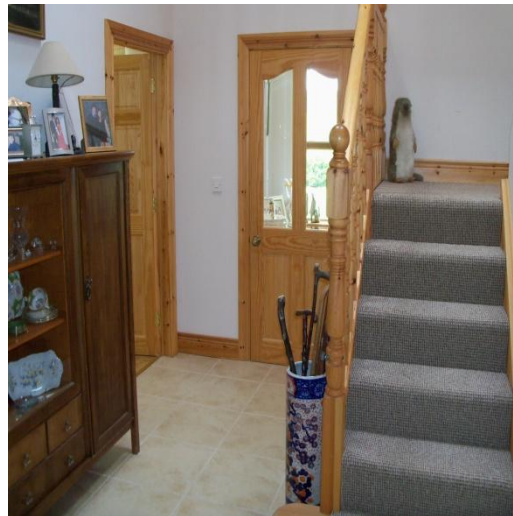
- Oak Effect PVC Exterior Doors
- Pine Doors And Skirting Throughout
- High Specification Throughout
- Beam Hoover System
- Pressurised Water System Throughout
- Sunroom
- Detached Spacious Garage With Staircase And Upper Floor
- Kerbed And Tarmacadamed Driveway
- Circa 1 Acre Grounds Surrounding
- Close Proximity To Derrygonnelly, Belleek And Co Donegal
- Property Is Ideal For A Holiday Or A Retirement Home

This truly unique property set within the quiet village of Churchill offers spacious and versatile accommodation. The property is situated on an elevated site approximately 11 miles from Enniskillen and is close to neighbouring villages of Belleek and Derrygonnelly. In addition to the attractions offered by County Fermanagh the location provides easy access to County Donegal.

Viewing of this residence is essential to fully appreciate the internal high standard of accommodation and the scenic views on offer!

Accommodation Comprises:

Entrance Hall: 9'1 x 6'2 Oak PVC entrance door, tiled floor.



Hallway: 14'10 x 8'0 Pine staircase, telephone point, tiled floor.  
& 9'9 x 4'5

Living Room: 15'10 x 13'9 Feature fireplace, solid pine shelf (originally from Guinness) wood burner stove, wood laminate flooring, TV point. There are views of the hills and countryside from the living room.



**Kitchen:** 21'2 x 15'11 Stunning Dining Kitchen with quality fitted high and low level cupboards, larder cupboards, saucepan drawers, stainless steel sink unit, extractor fan, 'American Range Master' cooker, gas hob, electric oven, integral dishwasher, American type fridge, laminate worktop, tiled between cupboards and splashback of range, TV point, tiled floor.



**Sunlounge:** 12'10 x 13'7 Accessed from the kitchen this sunlounge adds valuation, extra living space with abundance of natural sunlight throughout the day. TV point, tiled floor with decorative centrepiece.



**Utility Room: 10'2 x 9'5** A range of high and low level cupboards, stainless steel sink unit, plumbed for washing machine, tiled between cupboards, tiled floor, PVC oak effect exterior door, laminated worktop, cloak storage cupboard.

**Study/Bedroom (4):12'3 x 9'6** Wood laminate flooring, TV and telephone points.

**Master Bedroom: 12'11 x 12'5** Walk in wardrobe, Ensuite: 5'10 x 2'10 Includes toilet and sink.



**Bathroom: 9'9 x 7'9** This luxury bathroom includes a free standing bath with telephone shower, vanity sink unit, toilet, separate shower cubicle with shower run of main pressurised system, fully tiled walls, tiled floor, under floor heating, heated towel rail.



## **First Floor:-**

**Landing:** 12'0 x 5'4 Walk in shelved hotpress, 2 velux windows, balcony rail overlooking the hallway, independent heating system upstairs.



**Bedroom (2):** 12'10 x 12'4 Velux windows offering scenic views, wood laminate flooring, 2 x storage closets.



**Bathroom:** 9'5 x 5'3 White suite includes sink, toilet, separate shower cubicle with shower run of main pressurised system, tiled floor, partially tiled walls, velux window.

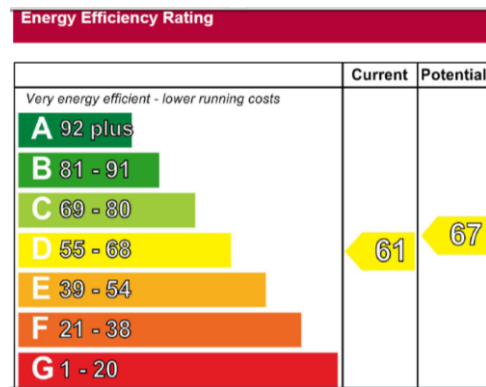
**Bedroom (3):** 15'11 x 15'6 Storage space, TV point.



**OUTSIDE:** Detached Double Garage: Includes staircase leading to decorated room above. Side door access.



Generous private garden grounds mainly laid in lawn. Kerbed and tarmacadamed driveway. This property is further complimented with its walled entrance leading to an extensive driveway allowing for ample parking facilities and full access round to the rear and right around the residence.



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