



A & S
PROPERTY SALES

07729262655 or 07773060036

FOR SALE

An Opportunity To Acquire This 2 Bedroom Property, Priced To Sell, Offers A Good Deal Of Potential As It Now Requires Upgrading And Modernisation Throughout. This Bungalow Occupies A Rural Position With Views Over Attractive Countryside To The Front, Located Close To Lisbellaw, Carrybridge And Approximately 5 Miles From Enniskillen Town.

**37 Derryvullen Road
Mullrod
Tamlaght
Enniskillen
Co Fermanagh**

ASKING PRICE: £58,000 (Negotiable)



- **An Excellent Opportunity To Make A Comfortable Home Or An Ideal Holiday Cottage By Modernising And Upgrading**
- **Double Glazed Windows, PVC Exterior Doors**
- **Oil Fired Central Heating**
- **Countryside Setting**
- **Attractive Views Over Countryside**
- **Roadside Frontage**
- **Approximately 5 Miles From Enniskillen**

This Property Is Surrounded By Mature Hedges And Trees, With Roadside Frontage, Located Close To Lisbellaw, Carrybridge And Approximately 5 Miles From Enniskillen Town. The bungalow requires upgrading and modernisation throughout. The current bathroom, whilst functional, offers ample space to create a modern bathroom. Viewing is Recommended To Appreciate The Potential!

Accommodation Comprises:

Entrance Hall: 5'9 x 3'5 PVC Exterior front door.

Bedroom (1): 14'4 x 10'3 2 Built in wardrobes and dressing table inset.



Living Room: 14'7 x 13'10 Tiled open fireplace.



Bedroom (2): 12'0 x 9'9 Built in wardrobes.



Kitchen: 15'2 x 10'3 Range of fitted units, tiled between cupboards, stainless steel sink unit with single drainer. 3 x Built in larder/storage cupboards.



Rear Hall: 7'0 x 3'8 PVC Exterior front door.

Bathroom: 9'2 x 6'3 White suite includes toilet, sink, separate shower cubicle with electric shower.



OUTSIDE

Garage: 19'0 x 14'11 Side door entrance to integral garage. Outside tap.



Immediately abutting the house on three sides is a mature garden which has the potential to develop further. The garden is predominantly grassed with hedging around the perimeter. There is an off street parking area to the side of the property suitable for one car. To the front are double gates and a garden gate with hedging to either side.



**FOR FURTHER DETAILS
CONTACT A & S Property Sales
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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.