



07729262655 or 07773060036

FOR SALE

Situated on an elevated setting with road frontage, this attractive 4 Bedroom Detached Residence and Detached Garage, enjoys open views of the Countryside. Located on the edge of Lisbellaw village, this property has easy access to all local amenities. The property has spacious well-proportioned versatile accommodation which the present vendors have maintained to a high standard. The accommodation includes an open plan lounge/dining room, open plan kitchen/living space, an attractive family bathroom and an excellent master bedroom which benefits from a stylish en-suite and a walk through dressing area. All bedrooms have built in double wardrobes offering excellent storage provision. A viewing is recommended in order to appreciate the generously proportioned accommodation and the truly private nature of the rear garden.

Asking Price: £198,000
EPC Rating: Current 60 Potential 67



- 4 Bedrooms, 2 Reception Rooms, 3 Bathrooms
- Oil Fired Central Heating
- PVC Double Glazed Windows
- Well Presented Interior
- Master Bedroom with a Stylish Ensuite
- Built in Double Wardrobes in all Bedrooms
- Pine Doors and Skirting Throughout
- Enclosed Private Garden to Rear
- Ample Parking Space to Front and rear of Property
- Detached Garage
- Edge of Village Location

- **Ideal Family Home**

This attractive detached 4 bedroom residence and detached garage offers spacious proportioned accommodation throughout. The property has been maintained to a high standard and the accommodation includes an open plan lounge/dining room and open plan kitchen/ dining/living space. Located on the edge of Lisbellaw village, this Property has easy access to all Local Amenities, schools, churches, a bus stop which has main Transport Links to Belfast and Direct Transport Routes to Neighbouring Villages and Towns. Lisbellaw is approximately 5 miles from Enniskillen Town centre.

Accommodation Comprises:

Entrance Hall: 10'7 x 10'3 PVC glazed feature exterior front door, pine staircase, telephone point, tiled floor.



Open Plan Living/ Dining Room: 28'5 x 13'0 Open fireplace with natural pine mantel, natural pine surround, cast iron inset, granite hearth, TV point, provision for wall lights, laminated floor.





Open Plan Kitchen/Living area: 28'5 x 12'0 Fully fitted range of wooden shaker style cupboards, glazed unit, wine rack shelf, revolving corner unit, recessed spot lights, 1½ bowl stainless steel sink unit, ceramic hob, built in oven/grill, stainless steel extractor fan, integrated dishwasher, space for American fridge, built in storage cupboard, laminated worktop, tiled between cupboards, tiled floor on kitchen area and laminated floor in living area, telephone point, television point. Central island unit with cupboards and laminated worktop.



Utility Room: 7'10 x 4'11 Plumbed for washing machine and dryer, a range of fitted cupboard units, tiled between cupboards, internal glass block

window, boiler, tiled floor, stainless steel sink unit, laminated worktop, pvc glazed exterior door to rear garden.



Downstairs Toilet: 7'8 x 7'1 Modern style counter top glass basin with towel rail, fitted units, internal glass block window, Toilet and radiator. Tiled floor.



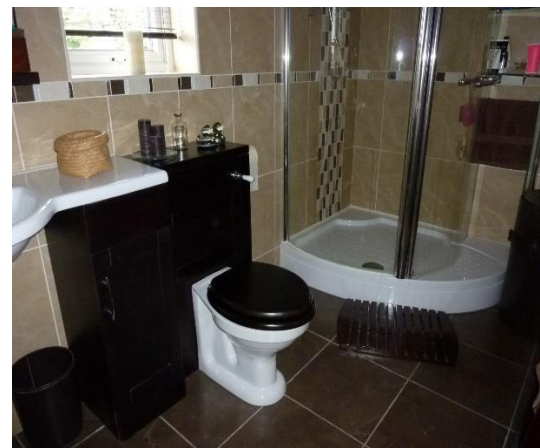
First Floor:

Landing: 21'1 x 6'4 Hotpress. Access door to the attic.



Master Bedroom: 13'5 x 11'6 Television point, built in double wardrobe, walk in dressing area (5'8 x 3'4) **Ensuite: 10'8 x 5'6** Impressive ensuite with corner cove shaped shower cubicle with electric shower, unique modern

vanity sink unit and toilet cistern unit, fully tiled walls behind sink unit and shower, tiled floor, heated towel rail.



Bedroom (2): **13'5 x 12'6** **Built in double wardrobe.**



Bedroom (3): 12'6 x 9'6 Built in double wardrobe.



Bedroom (4): 14'5 x 12'6 Built in double wardrobe.



Bathroom: 8'6 x 6'9 Bright luxury bathroom includes corner Jacuzzi bath with hand shower and taps, suite includes toilet, sink, corner bath bath, toilet, separate corner shower cubicle with thermostatically controlled electric shower, mirror tiles, fully tiled walls in shower, tiled floor.



OUTSIDE

Detached Garage: 20'10 x 16'8 Roller door, side door with cat flap.



Walled and stepped lawn area to front, sweeping tarmac driveway offers substantial parking for several cars. Outside edged lighting to front driveway. The rear garden offers a fair degree of privacy with large wooden side gates and fencing. To the rear of the property is a patio decking area, tarmac yard area with outside lighting and tap.



FOR FURTHER DETAILS CONTACT A&S Property Sales
07729262655 or 07773060036
www.asproperty-sales.com
email:info@asproperty-sales.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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient • lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	60	67
E 39-54		
F 21-38		
G 1-20		
Not energy efficient • higher running costs		