



A & S
PROPERTY SALES

07729262655 or 07773060036

FOR SALE

Newly Built Spacious Detached 4 Bedroom Bungalow With Double Garage Is Appointed To A Very High Specification, In A Convenient Residential Location Close To Ballinamallard Village.

**Enniskillen Road
Ballinamallard
Co Fermanagh**

REDUCED PRICE: £235,000



4 Bedrooms/3 Reception Rooms/3 Bathrooms

- Oil Fired Central Heating
- **To Be Sold As It Is (Shell Finish)**
- Oak PVC Double Glazed Windows
- GeoThermal Airsource Under Floor Heating
- Built With Thermal Finlite Blocks
- Piped For Gas Cooker And Gas Fire
- Wired For Alarm
- Substantial Court Yard Area
- Lawns Are Sown
- Double Garage

This superb detached 4 bedroom bungalow convenient to local amenities, shops and local football club is situated within walking distance of Ballinamallard village. This newly built bungalow offers proposed luxury living, enjoys road frontage with court yard and closed fencing to the rear creates privacy. Must be viewed to be appreciated!

Accommodation Summary:

Entrance Hall

Kitchen/Dining Area

Utility Room

Sunroom

Living Room: Gas fireplace.

Master Bedroom: Dressing room, ensuite facility, built in wardrobe.

Bedroom (2): Ensuite facility, built in wardrobe.

Bedroom (3): Built in wardrobe.

Bedroom (4): built in wardrobe.

Bathroom: Heated towel rail, facility for sanitaryware.

Doors, architraves, skirtings are to be fitted throughout.

Outside:

Rear garden superbly laid out with walled area extending to court yard, outside toilet facility, 2 separate stores, barbeque area. Car wash area, and separate store to house carwash or gardening equipment. Closed fencing at rear side, ranch fencing at front. Lawns seeded to front and sides. The driveway provides ample parking.





FOR FURTHER DETAILS CONTACT A &S Property Sales
07729262655 or 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.