



A & S
PROPERTY SALES

07729262655 or 07773060036

FOR SALE HOUSE WITH SCENIC VIEWS OF LOUGH ERNE

A Beautiful Well Presented 3 Bedroom Detached Property With Detached Double Garage Situated Within A Spectacular Setting With Panoramic Views Of Lower Lough Erne And Surrounding Countryside. The Location Provides Easy Access To Donegal In Addition To The Attractions Offered By County Fermanagh.

**Parker's Lodge
49A Letter Road
Leggs
Kesh
Enniskillen
Co Fermanagh**

Asking Price: £200,000 (Negotiable)



- **3 Bedrooms, 2 Reception Rooms, 3 Bathrooms**
- **Oil Fired Central Heating**
- **PVC Double Glazed Windows Throughout**
- **Spectacular Panoramic Views Of Lower Lough Erne**
- **High Specification Throughout**
- **Double Garage**
- **Kerbed And Gravelled Driveway, Ample Parking**
- **Spacious Gardens To Front And Rear**
- **Close Proximity To Public Jetty And Slipway To Lough Erne**
- **Property Is Ideal For A Holiday Or A Retirement Home**

This excellent 3 bedroom detached residence has been finished to a high specification throughout. This property is situated on an elevated site which occupies a superb position with scenic views of Lower Lough Erne and local countryside. The surrounding countryside is particularly unspoilt and offers excellent opportunities for the sporting enthusiast, with fishing and outdoor pursuits. The property is located close to Lower Lough Erne, a public jetty and a convenient distance from local towns of Belleek and Kesh.

A viewing of this residence is essential to appreciate the unique location and fabulous views of Lower Lough Erne!

Accommodation Comprises:

Entrance Hall: 24'5 x 9'4 & 7'10 x 3'7 & 10'8 x 3'7 PVC entrance door, staircase, wood laminate flooring, spacious hotpress.



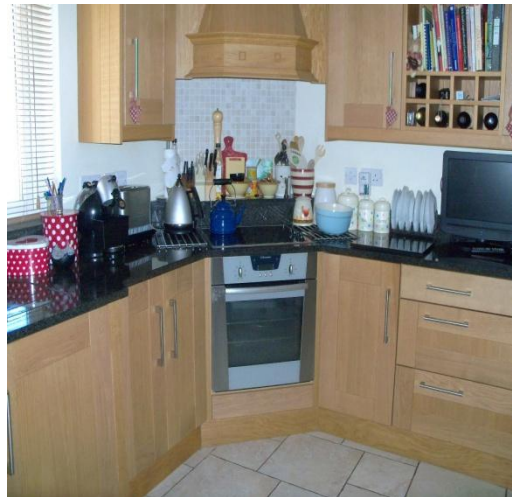
Living Room: 15'8 x 14'8 Open fireplace with pine surround, tiled hearth, wood burner stove, wood laminate flooring, TV point. Panoramic views from the living room.



Sunlounge: 14'9 x 13'10 Patio double doors leading to paved area, wood laminate flooring, TV point. panoramic views.

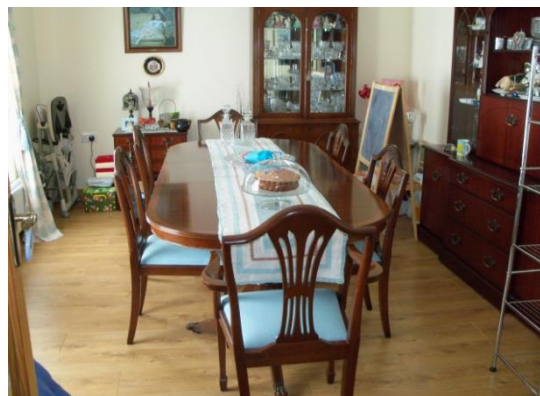


Kitchen: 15'9 x 13'10 Fully fitted range of high and low level Shaker Oak cupboards, book shelf, wine rack, glass display unit, sink unit, extractor fan, integral dishwasher and fridge, granite worktop, recessed lighting, TV point, tiled floor, tiled above oil cooker, tiled above integrated oven and ceramic hob, pine glazed door to sunlounge.



Utility Room: A range of high and low level cupboards, stainless steel sink unit, facility for washing machine and tumble drier, tiled between cupboards, tiled floor, PVC exterior door, laminated worktop.

Dining Room: 15'9 x 11'7 French doors leading into a spacious hall, panoramic views.



Study: 7'10 x 6'5 Wood laminate flooring.

Bedroom (1): 13'9 x 12'1 Wood laminate flooring.



Bathroom: 10'2 x 7'10 This luxury bathroom includes a Claw foot Victorian bath with telephone shower, sink, toilet with high Victorian cistern, walkin corner shower cubicle with electric shower, fully tiled walls, tiled floor.



First Floor:-

Landing: 8'8 x 6'7 (widest points) Storage cupboard, velux window, wood laminate flooring.

Master Bedroom: 16'2 x 15'8 Velux windows offering panoramic views, wood laminate flooring.

Ensuite Bathroom: 8'8 x 4'6 White suite includes sink, toilet, corner shower cubicle with electric power shower, tiled floor, tiled splashback.



Bedroom (3): 15'7 x 11'3 Velux windows offering panoramic views, wood laminate flooring, storage cupboard. Ensuite Bathroom: 10'2 x 4'1 White suite includes sink with vanity unit, toilet, corner shower cubicle with electric power shower, tiled floor, tiled splashback.



OUTSIDE

Double Garage: 24'0 x 22'6 Includes back room: 17'4 x 5'3 and outside bathroom: 5'3 x 6'4



Kerbed and gravelled driveway, ample parking to the front, side and rear of the residence, site is laid out in neat lawns, paved areas at front, rear and patio area extending to the entrance of the sunlounge. Close proximity to public jetty and slipway to Lough Erne.



Scenic View From The property

DIRECTIONS

Drive to Kesh village, then take the main Kesh to Pettigo Road, go past Palm Bush Filling Station, then turn left onto the Boa Island Road(A47), continue for approx 8 miles until you come to sign for Letter, go approx 1.5 miles, a church on the right. There is a laneway leading to the house on the right hand side.

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.