



A & S
PROPERTY SALES

07729262655 or 07773060036

FOR SALE

An Opportunity To Purchase A Well Presented 4 Bedroom Detached 1½ Storey Cottage Style Residence Situated Off A Private Lane Within The Heart Of The Countryside With Scenic Views Over The Local Countryside.

**Pine Tree Cottage
56 Carrowkeel Road
Magonragh
Lisbellaw
Co Fermanagh
BT94 5EP**

**REDUCED PRICE : £85,000 (negotiable)
EPC- 0799-2088-0217-6287-1924**



- **4 Bedrooms/2 Reception Rooms/2 Bathrooms**
- **Oil Fired Central Heating**
- **PVC Double glazing**
- **Offers Versatile Accommodation**
- **Parking To Front, Rear And Side Of The Property**
- **Peaceful Rural Setting**
- **Ideal Family Or Holiday Home With Low Maintenance**
- **Located Near Lisbellaw And Tempo Villages**

This well presented detached 4 bedroom 1½ storey cottage style residence situated off a private lane within the heart of the countryside, is located near the local villages of Lisbellaw and Tempo. A well maintained residence offering superb views of the countryside. Wooden fencing and gates enclose gravelled parking areas to the front and sides. Pine Tree Cottage would make an ideal holiday or retirement home.

An appointment to view is recommended!

Accommodation Comprises:

**Entrance Hall: 12'8 x 4'2
& 10'5 x 3'8 Walk in cloakroom, PVC front door.**

Toilet: 6'0 x 3'4 White toilet and sink.



Sitting Room: 16'8 x 12'0 Double patio doors, open fireplace with brick surround, tiled hearth.



Kitchen: 12'1 x 8'6

Fitted light wood high and low level units, tiled between cupboards, stainless steel sink unit with single drainer, breakfast bar, vinyl floor covering.



**Dining Room/
Living Area:** 12'9 x 12'0

Black stove housed with brick surround, staircase leading to bedrooms and bathroom, feature window.



Bedroom (1): 11'11 x 7'8

Landing: 17'5 x 7'8
(widest points)

Hotpress, velux window.



Bedroom (2): 16'8 x 12'1



Bedroom (3): 12'0 x 8'2



Bedroom (4): 12'0 x 8'2

Bathroom: 9'1 x 8'10 White suite includes sink, toilet, bath, separate shower cubicle with electric shower.



OUTSIDE

The driveway is gravelled. Parking to front and sides of the cottage. Cottage is enclosed by wooden fencing creating more privacy.



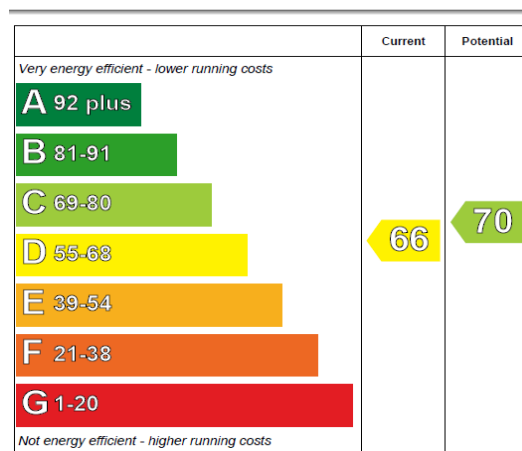
Front View



Rear View



Views of the countryside



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