



507 Enniskeen, Drumgor, BT65 4AB

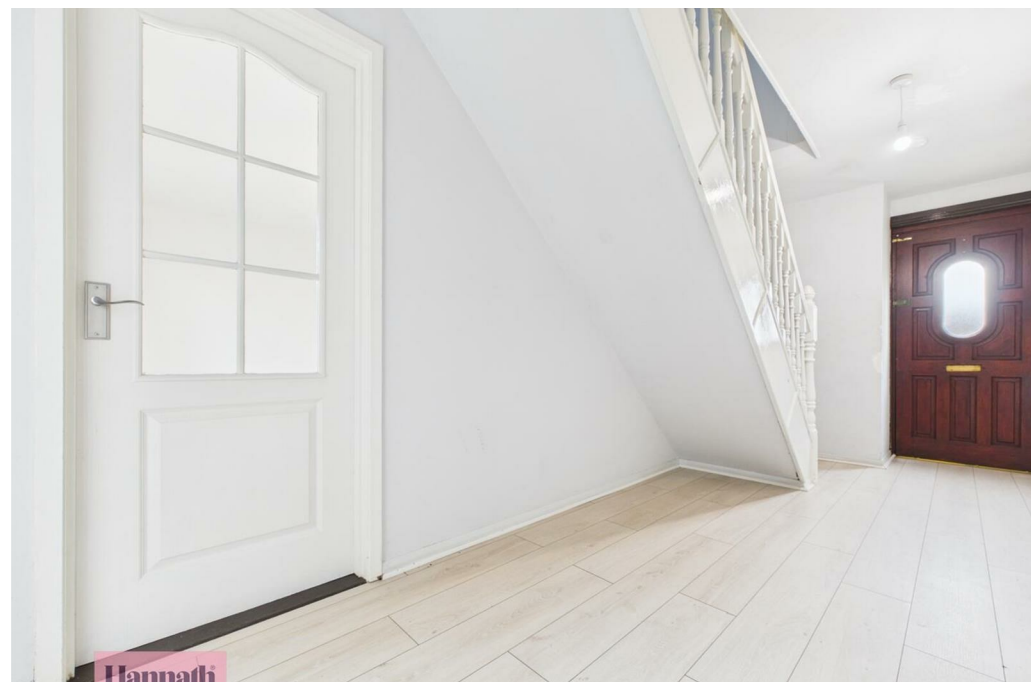
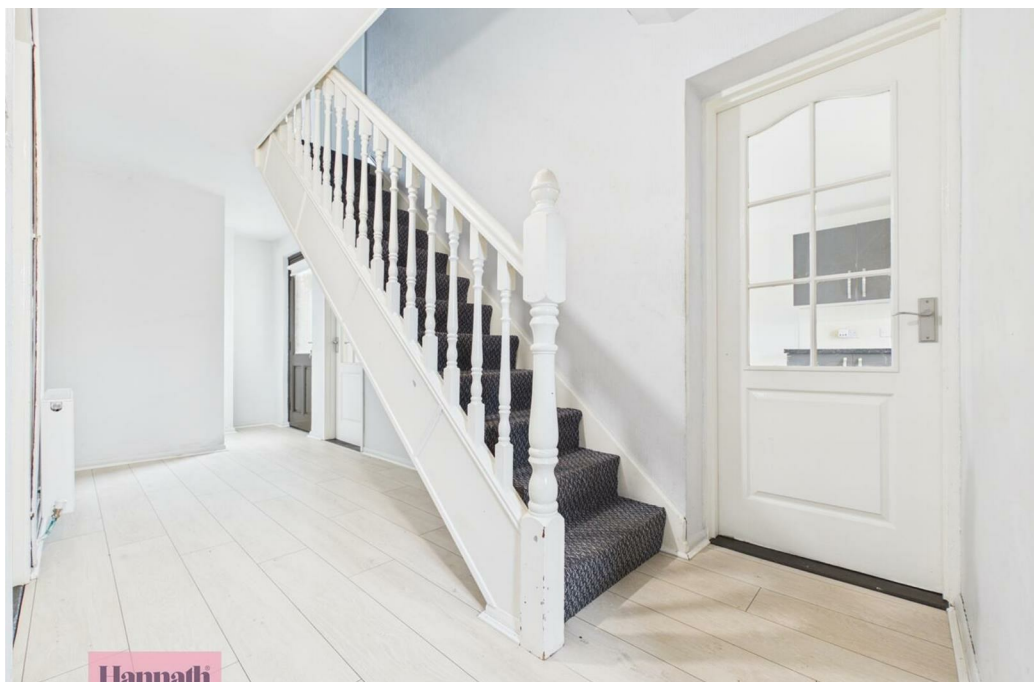
Asking Price £109,950

- Four bedroom end terraced property
- Open plan kitchen/dining area with a range of fitted units
- Spacious living room
- Four bedrooms on the first floor
- Three piece bathroom suite
- Downstairs w.c.
- OFCH

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

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Hannath welcome this spacious four bedroom end terraced property to the market. This property is an ideal purchase for first time buyers or local investors alike, comprising of; living room, kitchen/dining area, four bedrooms and bathroom with enclosed rear garden. Located within walking distance to both primary and secondary schools, shops and bus services. Early viewing is highly recommended.



Hallway

6'2" x 15'3"

The hallway welcomes you with a bright and airy atmosphere, featuring light wood laminate flooring and a staircase leading to the first floor. A glazed door opens into the kitchen/dining area, while another door leads to the living room.

Living Room

10'2" x 16'6"

This inviting living room offers a comfortable space to relax, with light wood flooring extending throughout the room. A large window overlooking the rear garden fills the room with natural light.

Kitchen/Dining

10'5" x 21'6"

The kitchen/dining room is a generous and functional space with a practical tiled floor in the kitchen area and light wood flooring extending into the dining space. Glossy dark cabinets offer ample storage, paired with integrated appliances including an oven and hob. Two windows provide plenty of daylight and a door leads back into the hallway, allowing easy access to the rest of the home.

WC

3'3" x 4'11"

The cloakroom WC is conveniently located off the hallway and comprises a toilet and a small window for natural light and ventilation.

Bedroom 1

10'10" x 10'2"

Bedroom 1 is a bright and spacious room with a sizeable window that fills the space with natural light. Carpeted flooring adds warmth and comfort, while built-in wardrobes provide handy storage solutions.

Bedroom 2

10'4" x 10'6"

Bedroom 2 offers a comfortable and light-filled space with a large window and carpeted flooring. A built-in wardrobe adds practical storage, keeping the room tidy.

Bedroom 3

10'10" x 11'6"

Bedroom 3 is a generously sized double room featuring carpeted flooring and a window that lets in plenty of natural light. The built-in wardrobe offers practical storage.

Bedroom 4

10'4" x 8'11"

Bedroom 4 is a cosy room with carpeted flooring, a large window providing natural light, and built-in storage.

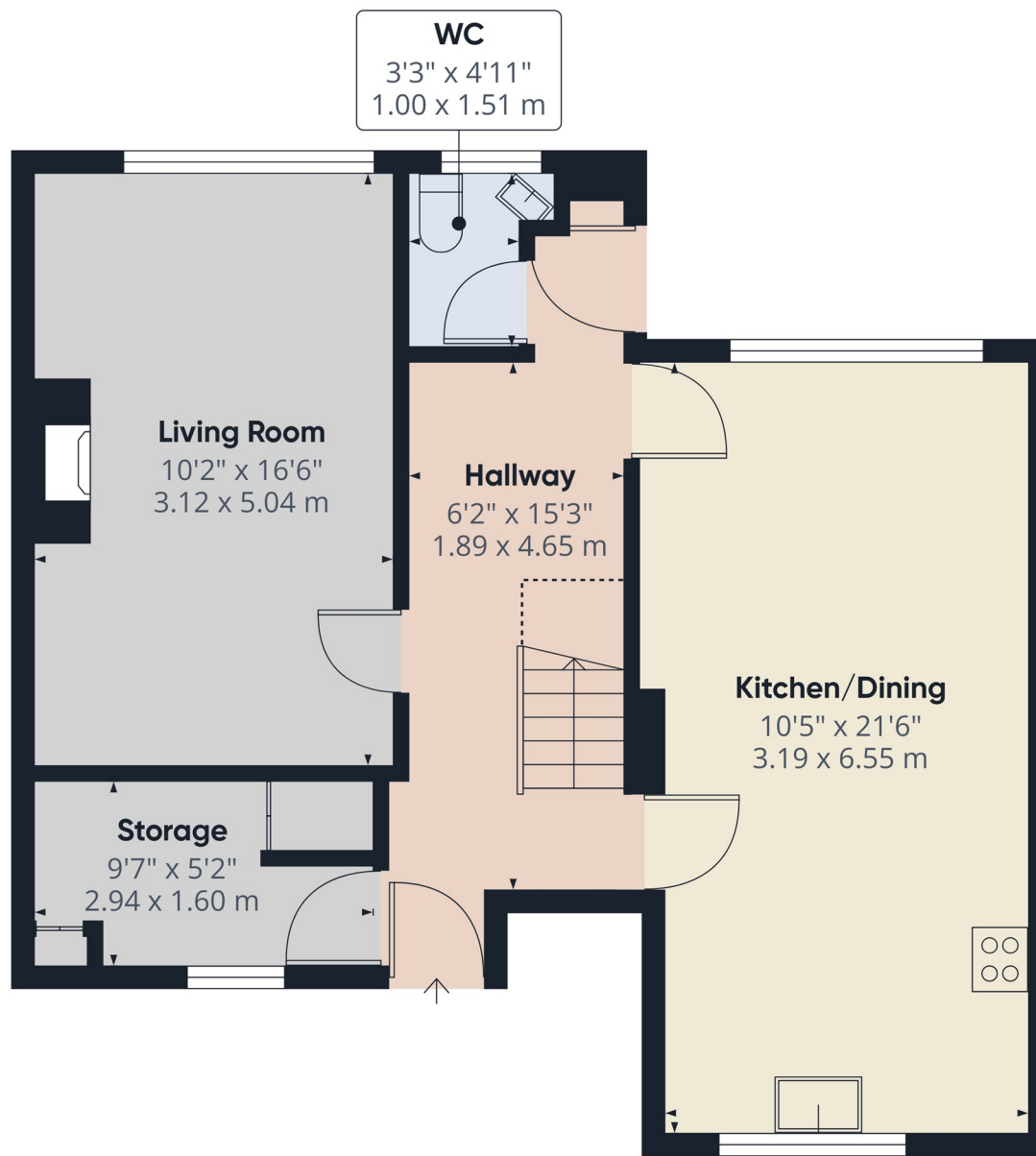
Bathroom

6'3" x 5'6"

The family bathroom is fitted with modern white sanitary ware comprising a bath with overhead shower, pedestal basin, and toilet. White tiled walls add a fresh and clean feel, complemented by a window that allows natural light to brighten the space.

Rear Garden

The rear garden offers a private and secure outdoor space with a lawn and paved patio area, ideal for outdoor dining and relaxation. Surrounded by walls and fencing, it provides a peaceful retreat with mature trees visible beyond, offering a pleasant green outlook.



Ground Floor

Hannath®

Approximate total area⁽¹⁾

581 ft²

54 m²

Reduced headroom

15 ft²

1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360