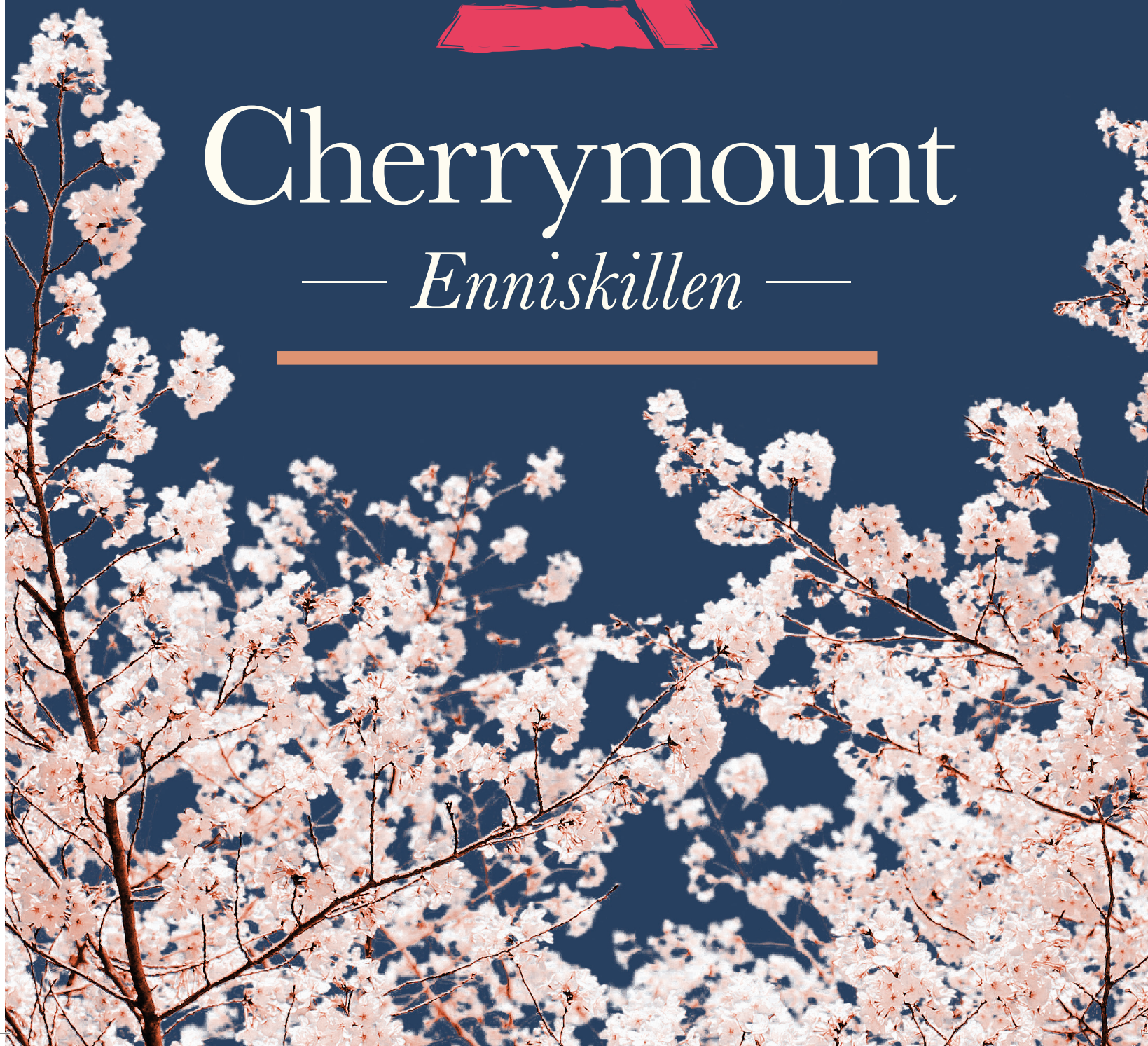




Cherrymount

— *Enniskillen* —







Introducing Cherrymount

Ideally located, Cherrymount is a select development of large semi-detached and detached Georgian inspired homes complemented by their superior finish and architectural detailing.

The development is situated within comfortable distance to the Town Centre, commanding a superb semi-rural location and yet close to all amenities and local schools.

Enniskillen boasts three 18 hole golf courses, a strong retail offering and a bustling night life with a top class food & drink offering.

The development is located adjacent to the first substantial and scientific excavation of a crannog in Northern Ireland. The excavation has revealed thousands of artefacts which have shown a fascinating snapshot of life in Ireland back in the 9th century AD.

Enniskillen benefits from accessibility to the ROI border and mutual cross border trade.

Commuting distances are pleasant:

Omagh: 25 miles

Dungannon: 43 miles

Belfast: 90 miles



Location Map



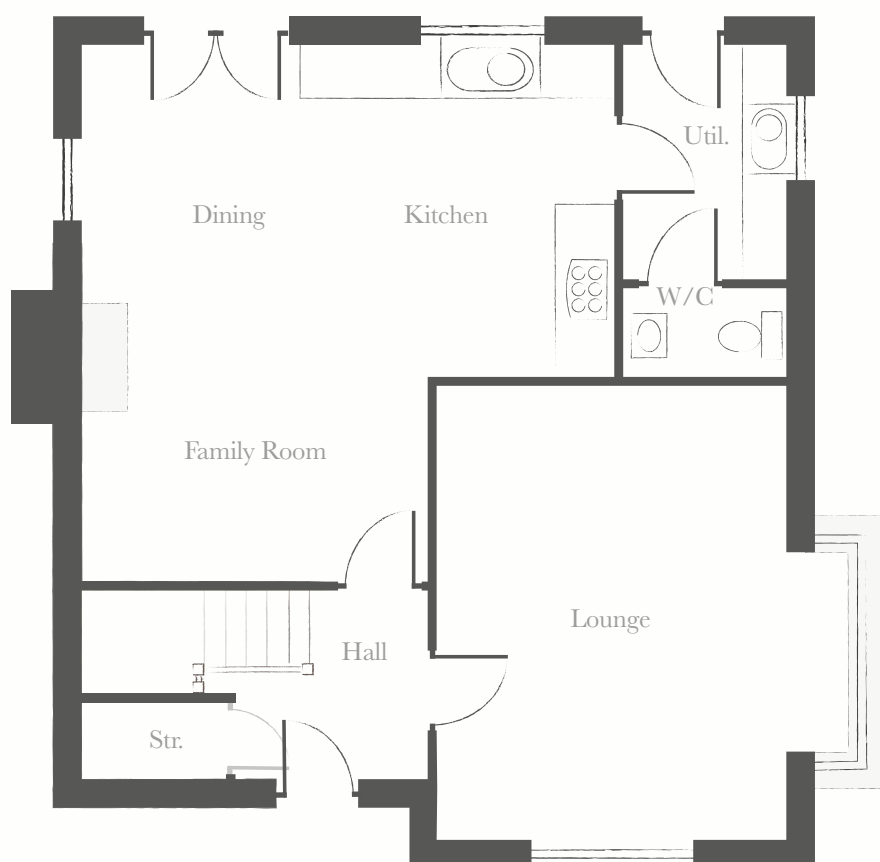


*Previous
Phases*

Site Map



B
O'Connor
4 Bedroom Detached
1,446 sq. feet / 134.3 m²



Ground Floor

Ground Floor Dimensions

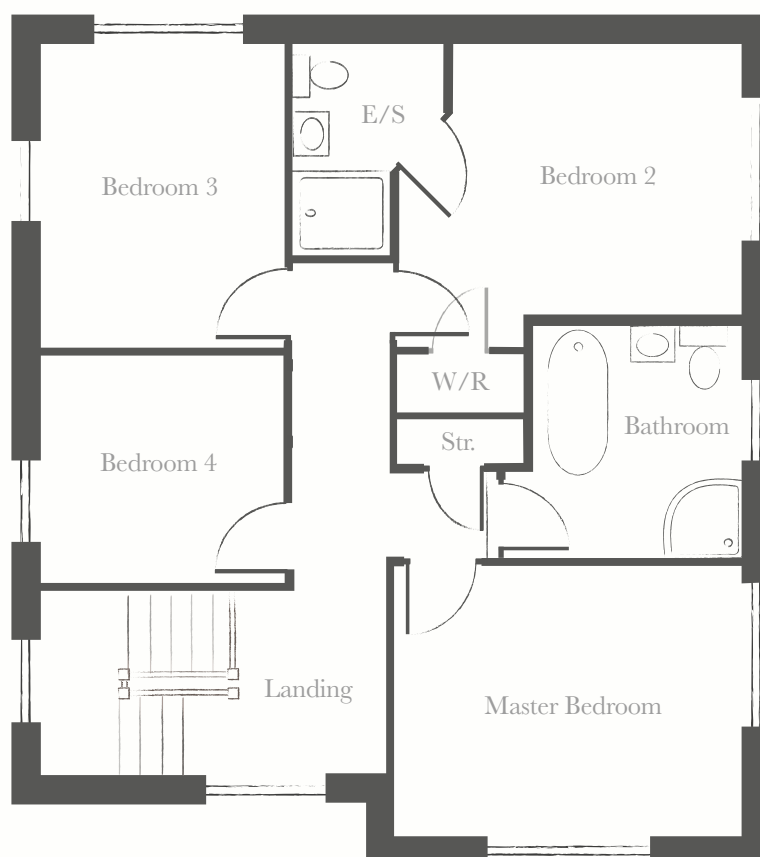
Lounge	16'6" x 12'8"	5m x 3.9m
Family Room	7'5" x 12'7"	2.3m x 3.9m
Kitchen/Dining	12'1" x 19'9"	3.7m x 6m
Utility Room	8'8" x 5'7"	2.7m x 1.7m
WC	3'1" x 5'7"	1m x 1.7m

First Floor

First Floor Dimensions

Master Bedroom	10'7" x 12'9"	3.2m x 3.9m
En-Suite	3' x 9'1"	0.9m x 2.8m
Bedroom 2*	10'1" x 12'9"	3.1m x 3.9m
Bedroom 3	10'1" x 12'7"	3.1m x 3.8m
Bedroom 4	9'2" x 8'11"	2.8m x 2.7m
Bathroom*	8'11" x 8'11"	2.7m x 2.7m

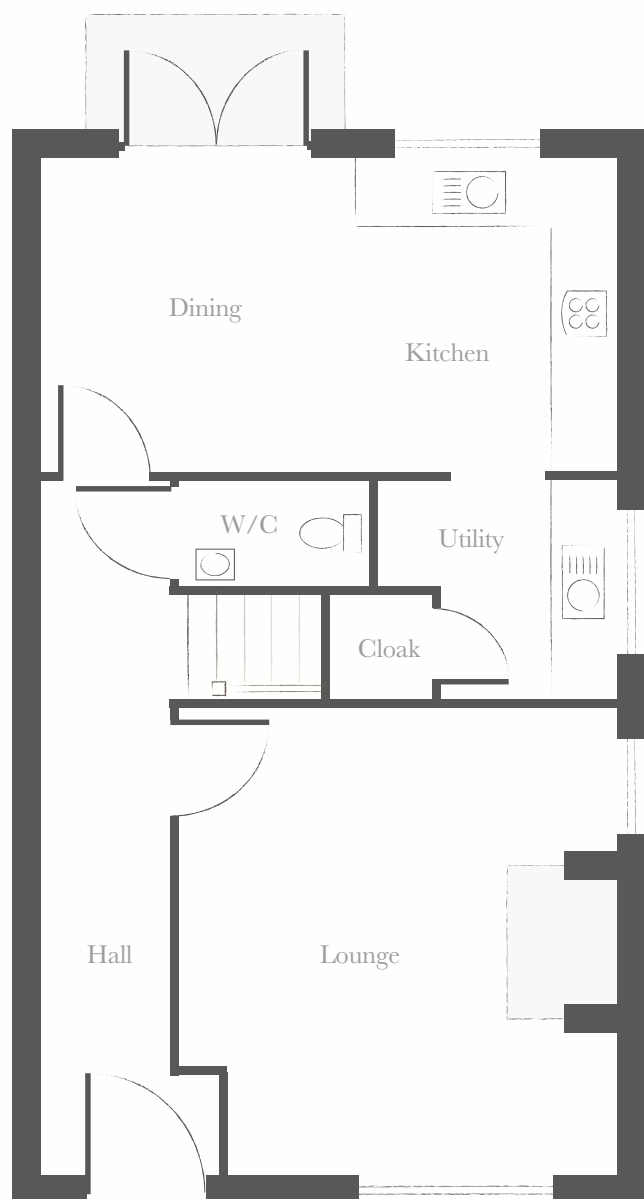
*Longest Point





C
Wulff

*3 Bedroom Semi-detached
1,102 sq. feet / 102 m²*



Ground Floor

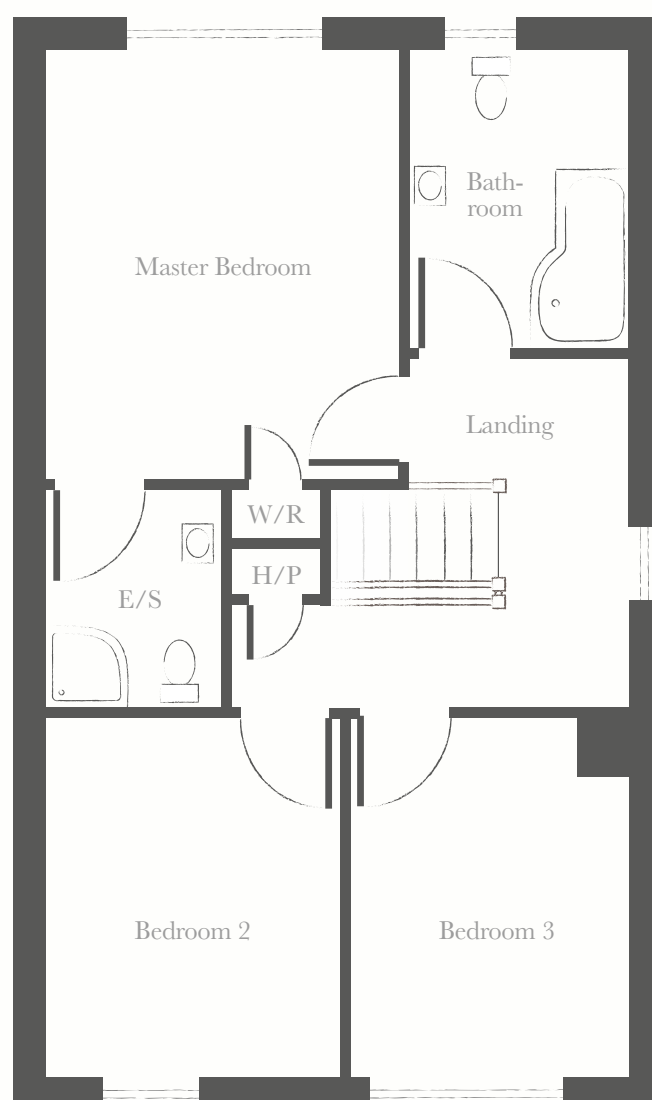
Ground Floor Dimensions

Lounge	14'2" x 13'3"	4.33 x 4.06m
Kitchen/Dining	9'5" x 17'7"	2.89 x 5.38m
Utility	6'7" x 5'2"	2.02 x 1.6m
W/C	3'1" x 5'8"	0.95 x 1.74m

First Floor

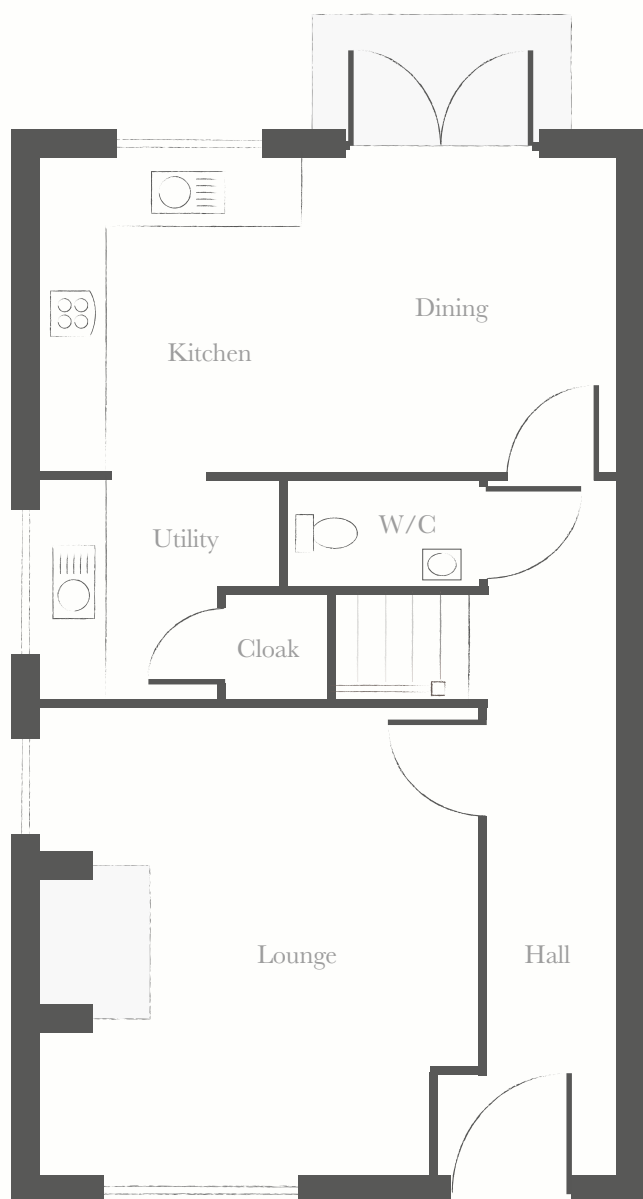
First Floor Dimensions

Master Bedroom	12'11" x 10'7"	3.93 x 3.24m
En-suite	6'6" x 5'2"	2 x 1.6m
Bedroom 2	10'9" x 8'10"	3.28 x 2.71m
Bedroom 3	10'9" x 8'4"	3.28 x 2.54m
Bathroom	8'10" x 6'6"	2.7 x 2m





D
Malone
3 Bedroom Detached
1,102 sq. feet / 102 m²



Ground Floor

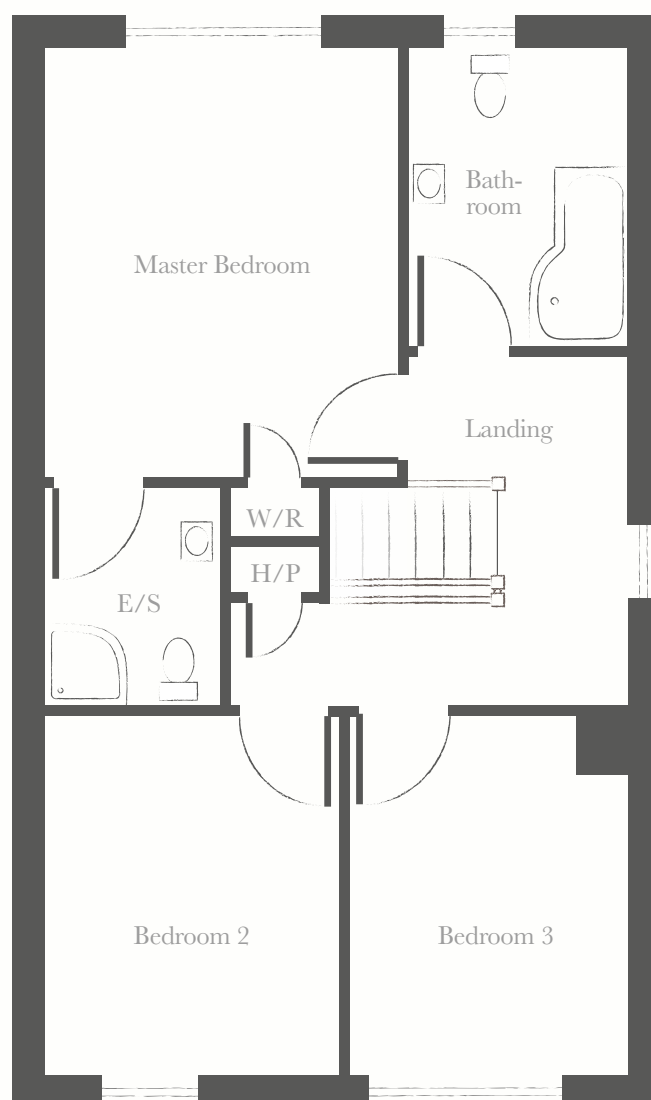
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First Floor

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Specification

INTERNAL FEATURES

- Choice of luxury kitchen units, door handles and work tops.
- Fitted bathroom and en-suites in contemporary white.
- Mains pressurised water system including showers.
- Interior paint finishes to all internal walls, ceilings and woodwork.
- Integrated electric oven, ceramic hob, fridge freezer and dishwasher.
- Tiling in hallway, kitchen, WC, utility room, bathroom and en-suites.
- Deep pile carpet on stairs, landing and bedrooms.
- Wood effect laminate flooring in lounge.
- Raised internal ceilings

ELECTRICAL FEATURES

- Energy efficient LED down lighting in kitchen/dining and upstairs bathrooms.
- Comprehensive range of electrical, television and telephone points.
- Fitted smoke detectors.
- High speed fibre optic broadband.

EXTERNAL FEATURES

- 10 year structural guarantee.
- Black seamless aluminium guttering and downpipes.
- Garden lawns top soiled, levelled and seeded.
- Perimeter rear garden surrounded in 6 foot timber fencing.
- Tarmac driveway.
- Heritage clay brick











Ideally located,
Cherrymount, Enniskillen is a
select development of Georgian
inspired homes offering the
latest in luxury living
& convenience.

SMYTH LESLIE
— & CO —

028 6632 0456

 **EADIE,
McFARLAND**
& Co

028 6632 4831



STEADLAND

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or requirements of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in the particulars. Configurations of kitchens, bathrooms and wardrobes etc. may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking. The vendor does not make or give, and neither the Selling Agent, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and photographs are for illustration only and may be subject to variation. Plans are not to scale and all dimensions shown are approximate.

Cherrymount, Cherrymount Link Rd., Enniskillen