



R A NOBLE & CO

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK
AUCTIONEERS & ESTATE AGENTS

Your
Local
Property
Experts.

For Sale

Charming 3 Bedroom Semi-Detached Chalet Bungalow

14 Makenny Crescent
Ballinamallard
Co Fermanagh

RESIDENTIAL



R.A. Noble & Co.

www.nobleauctioneers.co.uk



R.A. Noble & Co.

www.nobleauctioneers.co.uk

For Sale

Semi-Detached Bungalow

14 Makenny Crescent
Ballinamallard
Co Fermanagh
BT94 2GD

RESIDENTIAL

EPC

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 61 | 66 |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Location

Welcome to 14 Makenny Crescent, a delightful private residence nestled in the picturesque village of Ballinamallard. This beautifully maintained home offers a perfect blend of comfort, style, and tranquillity. Ballinamallard is located approximately 10 miles north of Enniskillen thus benefiting from ease of access to the wide range of shops, schools and amenities therein.

Description

This charming three-bedroom semi-detached Chalet bungalow is situated in the heart of Ballinamallard, a village known for its scenic beauty and strong sense of community. The property boasts a warm and inviting interior, perfect for families or individuals seeking a peaceful retreat.

The ground floor features a spacious living room, an open plan Kitchen/ dining area, Master Bathroom and a Bedroom. The kitchen opens out to an easily maintained concrete yard in addition to a block built garage perfect for additional storage. The living room comprises a large solid fuel burning stove with a back boiler which creates a cosy environment whilst heating the entire home.

The first floor comprises two generous bedrooms and a storage cupboard. As an added bonus this appealing home offers a large lawn/garden area perfect for family time outdoors and indeed your very own vegetable patch/ sheep paddock! Furthermore to the front of the property the area has been fully laid in tarmac enabling comfortable parking for 4 vehicles.

This unique property is sure to attract lots of interest therefore we would urge all interested parties to contact our office at their earliest convenience to avoid disappointment.

Accommodation

We have measured the property in accordance with the RICS Code of measuring practice 6th Edition and would note the following approximate areas:-

Ground Floor

Kitchen/ Dining Room : 8.31m x 2.9m

Bathroom : 2.5m x 2.2m

Lounge : 5.2m x 3.6m

Bedroom 1 : 3.3m x 2.7m

Loft :

Bedroom 2 : 3.51m x 3.9m

Bedroom 3 : 2.78m x 3.9m

Rates

We have been advised by the Land and property services of the following:

Estimated Annual Rates Payable for 2024/25: £870.84.

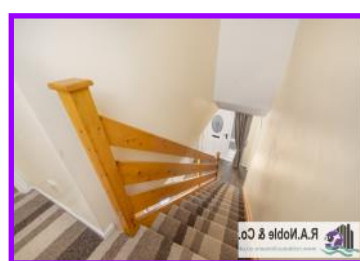
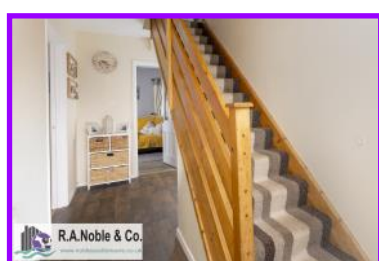
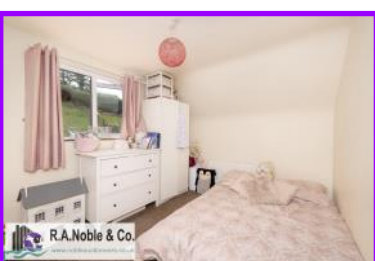
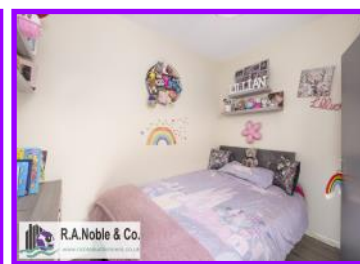
Sales Details

We are seeking offers of region of £149,950.

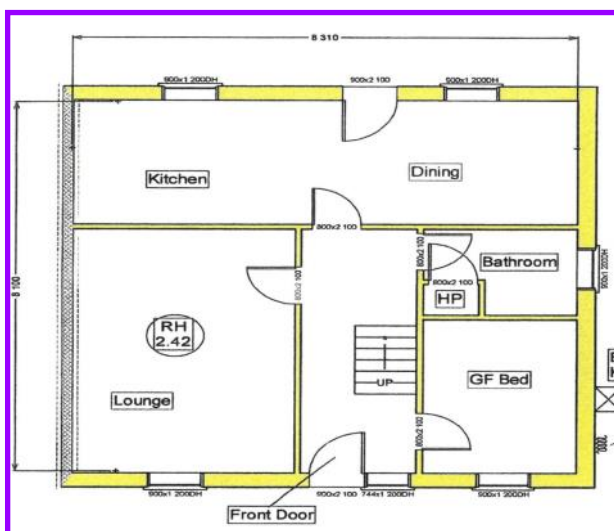


R.A. Noble & Co.

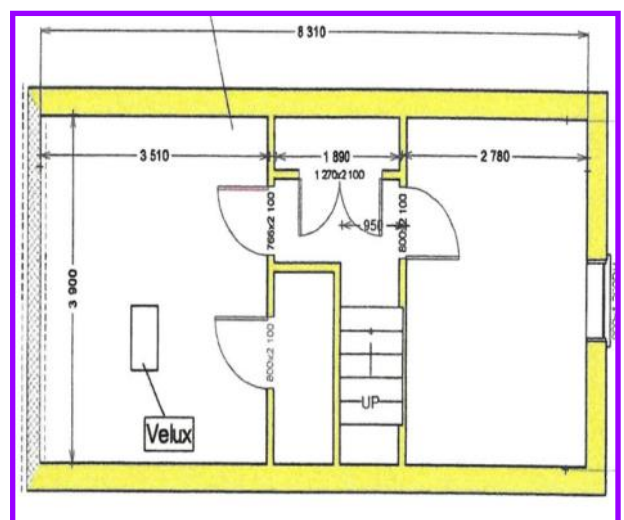
www.nobleauctioneers.co.uk



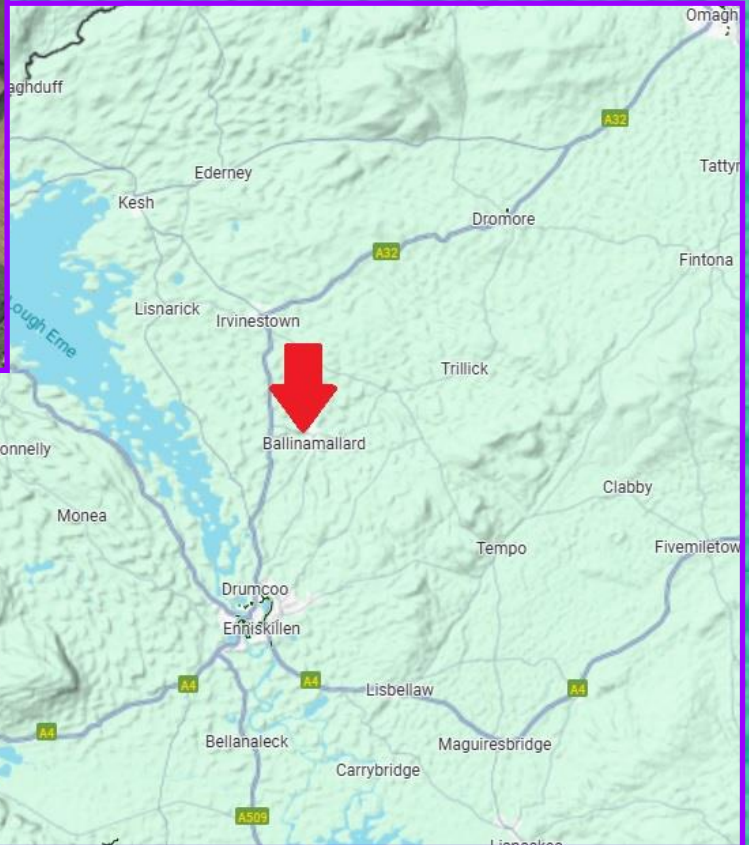
Ground Floor Plan



First Floor Plan



Location Maps



FOR INDICATIVE PURPOSES ONLY

RA Noble & Co Ltd

T: 028 8554 8242

F: 028 8554 9900

JONATHAN KEYS

M: 077 4632 2257

jonny@nobleauctioneers.co.uk

STEPHEN KEYS

M: 077 6242 7557

stephen@nobleauctioneers.co.uk



RICS

the mark of
property
professionalism
worldwide

MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give RA Noble & Co Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. RA Noble & Co Limited. Registered Office: 59 Main Street, Clogher, Co Tyrone, N. Ireland BT76 0AA. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract. Reproduced with the consent of Goad Cartographers Ltd, Old Hatfield.