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Local
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For Sale

**Immaculate 4 Bedroom Bungalow with Workshop &
Additional C. 2.1 Acre paddock available**

**264 Cooneen Road
Brookeborough
Co. Fermanagh
BT75 0JP**

RESIDENTIAL



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Location

Nestled in the scenic countryside of county Fermanagh, 264 Cooneen Road is just a short distance from Fivemiletown (10 minutes) and Enniskillen (30 minutes), making this an ideal base for commuters or those seeking a countryside retreat with urban convenience.

Description

Set in a tranquil rural setting with sweeping country views, this impressive 4 bedroom detached bungalow offers spacious, flexible accommodation on a generous site with beautifully maintained gardens, extensive outbuildings, and high-quality finishes throughout.

Constructed approximately 40 years ago, this meticulous home has been carefully modernised and maintained, providing a wonderful blend of traditional character and modern comfort.

Property Highlights:

- Four well-proportioned bedrooms, including a master bedroom with en-suite bathroom and slide robes.
- Additional bedrooms feature built-in wooden wardrobes.
- Three bright and spacious reception rooms, perfect for family living and entertaining.
- Dedicated Office/study—ideal for remote working.
- Generous Handcrafted kitchen with granite worktops, gas hob, electric oven & Rayburn Royal double oven.
- Practical utility room and ample storage throughout.
- Ceramic tile, solid wooden, and carpet flooring throughout.

Outdoor Features:

- Large detached workshop/garage with roller shutter doors and insulated cavity walls—perfect for business use, storage or hobbies
- Expansive gardens featuring a patio area with water feature, raised vegetable beds and a large greenhouse
- Car port area for additional sheltered parking or your portable clothes line.
- Red brick pillar entrance sets a grand and welcoming tone
- C. 2.1 acres paddock located beside the property available by separate negotiation—ideal for equestrian or agricultural use.

- Double-glazed PVC windows and doors throughout
- Wall cavities pumped with extra insulation approx. 15 years ago.
- Underfloor and loft insulation
- Private spring well with pump in addition to mains water supply. All serviced by a water softener system.
- Alarm and CCTV System.

This is a rare opportunity to acquire an ideal family home with space, privacy and incredible potential—both indoors and out. With its beautifully landscaped setting and expansive internal space, this home is ideal for growing families, hobbyists, or those looking for a countryside lifestyle with convenience.

Early viewing is highly recommended to fully appreciate all this exceptional property has to offer.

Accommodation

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

Kitchen: 4.4m x 3.5m	Master Bedroom: 4.1m x 3.1m	Office: 2.9m x 2.7m
Reception 1: 3.6 x 5.5	Ensuite: 3.3m x 1m	Hot Press: 1.1m x 1.6m
Reception 2: 4m x 4.2m	Bedroom 2: 3.3m x 2.7m	WC: 2M X 0.9m
Reception 3: 4.2 x 5.4m	Bedroom 3: 4.4m x 3.2m	
Utility Room: 4.6m x 3.2m	Bedroom 4: 3.5m x 3.2m	

Rates

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

Estimated Annual Rates Payable for 2025/2026: **£1693.30**

Sale Details

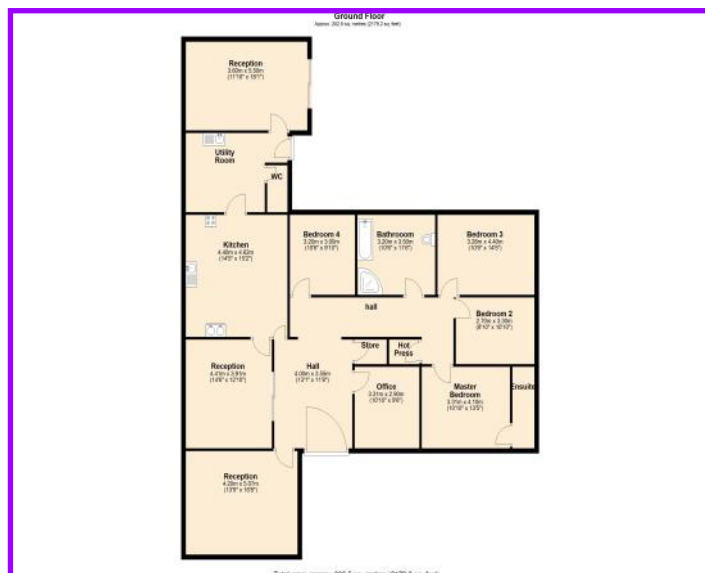
Offers over **£299,950.**

C. 2.1 Acres paddock -Guide price : **£25,000.**



Dwelling Floor Plans & Paddock Boundary Plan (For Illustrative Purposes Only)

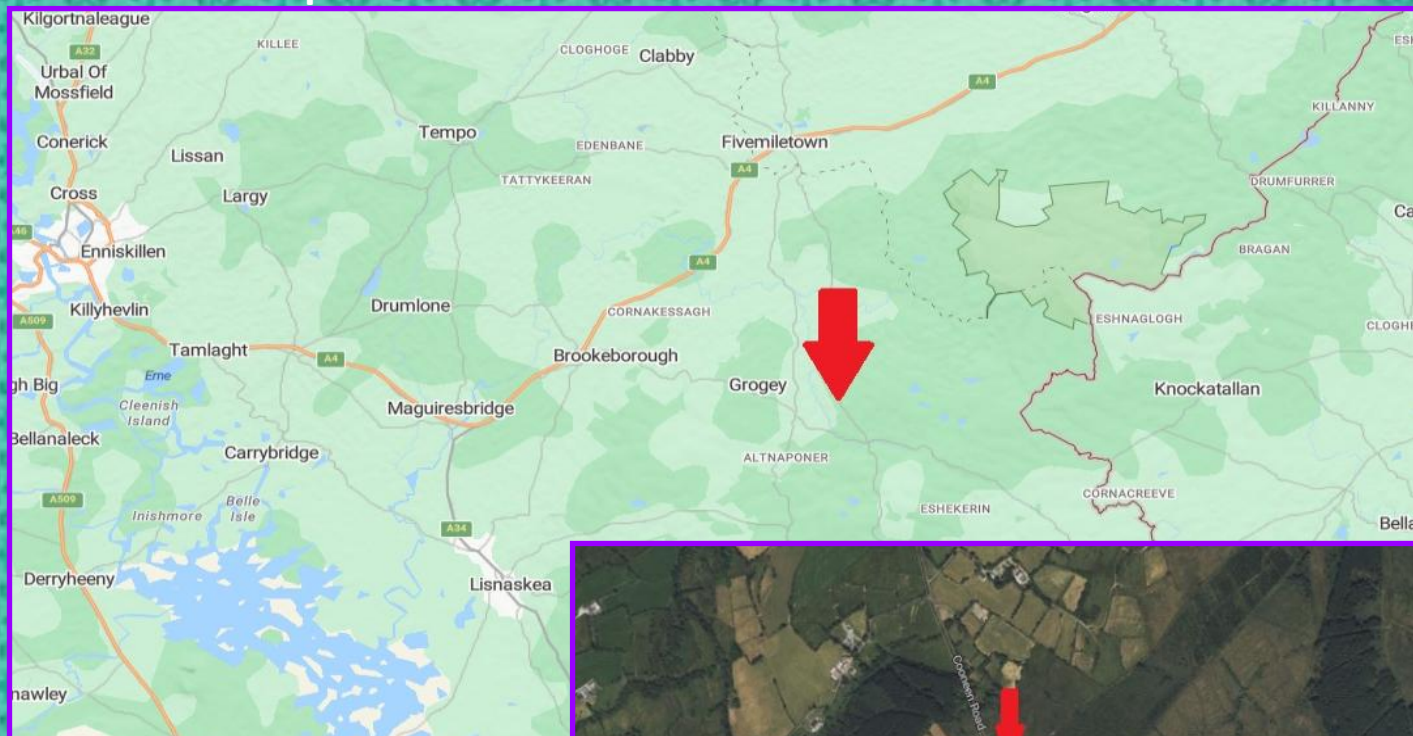
Floor Plan



C. 2.1 Acre Paddock



Location Maps



FOR INDICATIVE PURPOSES ONLY

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professionalism
worldwide

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