



**MONTGOMERY FINLAY
AND CO.**

CHARTERED SURVEYORS
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FOR SALE BY PRIVATE TREATY

RS/4242

**A UNIQUE ARCHITECT DESIGNED RESIDENCE
ON AN ELEVATED SITE WITH EXCEPTIONAL
VIEWS OVER LOUGH ERNE AND BOA ISLAND**

LETTER, BOA ISLAND.

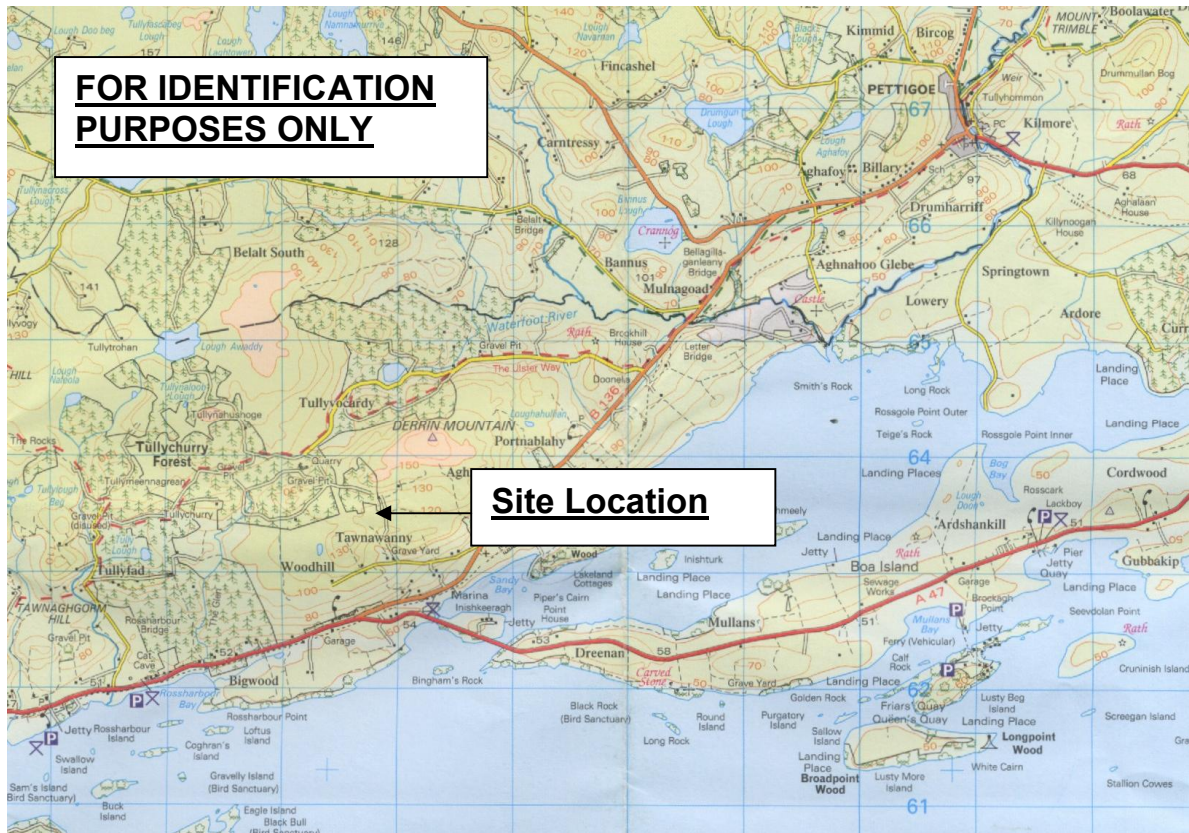
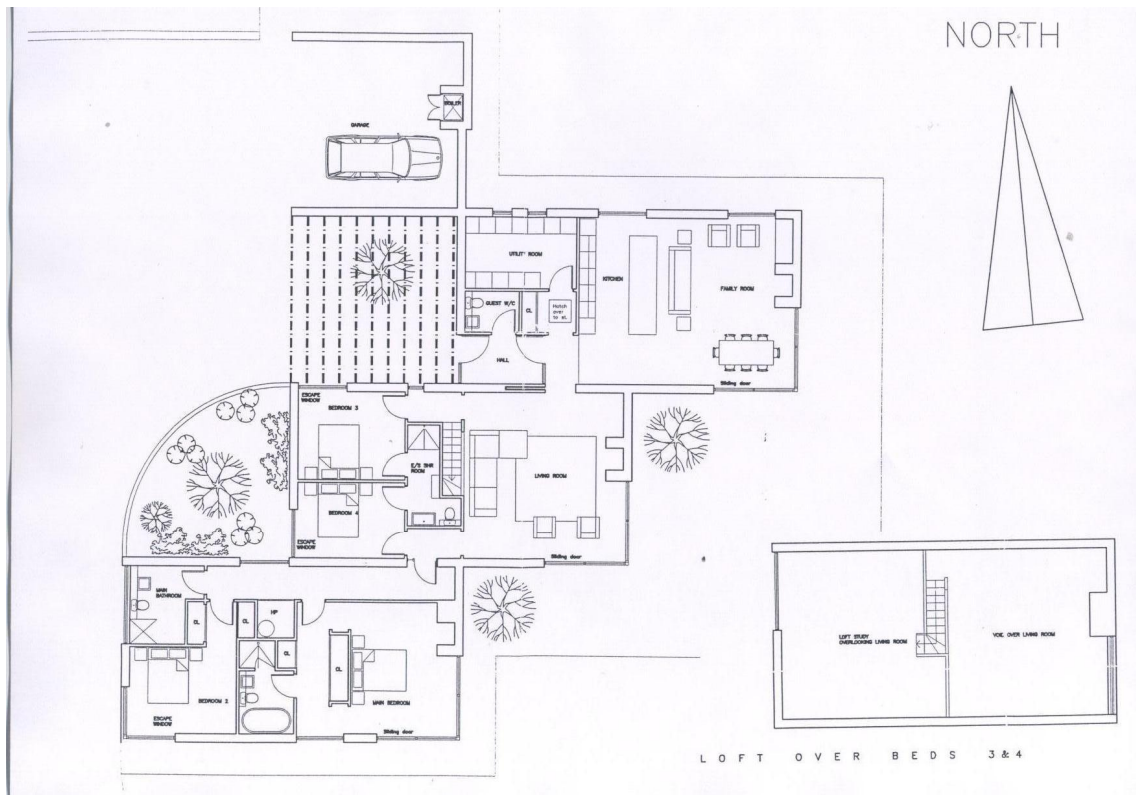


Laneway and site fenced to allow full site views to be appreciated.

General Specification of Finish

- Driveway kerbed and gravelled.
- Footpath to perimeter of dwelling.
- External walls smooth white coloured render.
- Double glazed aluminium powder coated windows.
- Natural slate roof.
- PVC fascia & soffit with aluminium rainwater goods.
- Skimmed ceilings and plastered internal walls.
- Oak stair with handrail and balustrades.
- Oak internal doors to match trim.
- Oak skirting and architrave.
- Drainage system completed.
- Electrical system completed.
- Traditional OFCH system (variation on request)

Note: Client to provide own kitchen, sanitary ware, Fireplace and internal finish.



NOTE: The above Agents for themselves and for vendors or lessors of any property for which they act as Agents give notice that (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (2) no person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to any property (3) all negotiations will be conducted through this firm.

