



**R A NOBLE & CO**

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# For Sale

Excellent 3 Bed Semi-Detached Dwelling

7 Baragh Road,  
Ballinamallard,  
Enniskillen,  
BT94 2AJ

RESIDENTIAL



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### RESIDENTIAL

#### EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	68 D
39-54	E		
21-38	F		
1-20	G		



#### Location

This nicely presented property is conveniently situated on the Baragh Road centrally within the popular village of Ballinamallard.

#### Description

This property comprises a freshly finished 3 bedroom semi-detached dwelling which includes a homely living room with open fireplace, dining room and solid oak kitchen on the ground floor.

The first floor comprises 3 bedrooms and a newly fitted bathroom with shower and WC facilities.

The dwelling is fully refurbished ready for an owner occupier or tenant to move in and set up their home.

The exterior of the property comprises a private rear yard and small storage shed.

This home has recently had a new oil burner installed and therefore benefits from OFCH in addition to DG PVC windows and doors.

#### 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 : 2.6m x 2.7m

Dining Room : 3.5m x 3.0m

Living room : 3.2m x 3.6m

##### First Floor

Bedroom 1 : 3.0m x 3.1m

Bedroom 3 : 2.1m x 2.2m

Bedroom 2 : 3.4m x 2.6m

Bathroom : 2.7m x 1.7m

#### Rates

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

Estimated Annual Rates Payable for 2022/23: £621.67

#### Sale Details

We are seeking offers over £95,000.



**R.A. Noble & Co.**

[www.nobleauctioneers.co.uk](http://www.nobleauctioneers.co.uk)



## Location Maps



FOR INDICATIVE PURPOSES ONLY

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professionalism  
worldwide

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Like many of our valued clients already have, give our professional team a call for a **FREE no obligation confidential discussion** on 02885548242 and we would be happy to assist you whatever property your enquiry relates to.

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