



07729262655 or 07773060036

FOR SALE

This is an attractive 2 bedroom Apartment, presented in excellent condition. The property has been recently refurbished to a high standard, located within a private residential development, just off the Tempo Road, within walking distance of local amenities associated with the Enniskillen Town Centre. This property could be ideal as a starter home or as an investment.

**7 Breandrum Court
Enniskillen
Co Fermanagh
BT74 6NJ**

Asking Price: £147,000



- **2 Bedrooms, 1 Reception Rooms, 2 Bathrooms**
- **Oil Fired Central Heating**
- **PVC Double Glazed Windows**
- **New Internal doors & New furnishings**
- **USB Sockets in Kitchen & Bedroom**
- **Sensor Light at Front Door**

- Property Size: 872 sq ft
- Ground Rent £50 per year
- Rates: £754 Approximately
- Parking Spaces to the Front.
- Edge of Town Location
- Suitable for a First Time Buyer or an Investor

The property is located on the edge of Enniskillen, within close walking distance to all local amenities associated with Enniskillen town. **Internal viewing is essential to fully appreciate what this property has to offer!**

Accommodation Comprises:

Entrance Hall: 5'3 x 4'8 tiled floor. Glazed doors.



Downstairs Toilet: 4'8 x 4'8 Vanity sink unit, toilet, partly tiled walls, tiled floor.



Hallway: 8'0 x 5'8 Glazed internal door, laminated floor,

Telephone point, under stairs storage cupboard. Smoke alarm.



Kitchen: 10'0 x 8'2 Newly fitted kitchen including high and low level units, grey sink unit, extractor fan, integrated oven & ceramic hob, tiled between the cupboards, glass splashback above hob, plumbed for washing machine, laminated worktop, vinyl floor. Brushed steel sockets, USB sockets in kitchen.





**Living/Dining Room: 19'4 x 10'10 Electric glow fire, laminated floor,
TV point, dual aspect windows. Smoke alarm.**



First Floor:-

Landing: 12'1 x 5'6

Double hotpress, new carpet on stairs and landing.

Access to attic space, with drop down wooden ladder, fully floored,



Bedroom 1: 10'10 x 8'5 Dual aspect windows, double built in wardrobe.



Bedroom (2): 10'2 x 8'1 New carpet. USB socket.



Bathroom: 7'10 x 6'6
Electric shower above the shower bath, shower door, bath, vanity sink

unit, heated towel rail, toilet, partly tiled walls, vinyl floor.



OUTSIDE

Paved patio area to front, enclosed fenced yard area to side with wooden gate. Ample parking, outside tap.



Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

For Further Details
Contact A&S Property Sales
Stella: 07729262655
Alan: 07773060036
www.aspropertysales.com

Disclaimer:

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.



floor space of Attic.



Inside of hotpress