



07729262655 or 07773060036

## **FOR SALE**

**Situated within a well- established residential area, this 3 Bedroom End Terrace property with easy access to all local amenities, schools, churches associated with Enniskillen Town and bus routes to main transport links. Viewing is recommended to fully appreciate what this property has to offer!**

**25 Derrin Road  
Enniskillen  
Co Fermanagh  
BT74 6AZ**

**Asking Price: £110,000**



- **3 Bedrooms, 1 Living Room, 2 Bathroom**
- **Double Glazed Windows**
- **Oil Fired Central Heating**
- **Property Size: 947 Sq ft Approximately**
- **Rates: £688 Approximately**
- **Close Proximity to Enniskillen Town Centre**
- **Neat & Tidy Gardens to Front & Rear**
- **Off Street Parking**
- **Ideal for an investor or a starter home.**

**An excellent opportunity to purchase a Comfortable Home with walk in condition. This 3 Bedroom End Terrace property, is situated within a residential area close to Enniskillen, and all its amenities associated with the town. This property is within easy reach of local attractions, leisure pursuits and Fermanagh Lakes. The property is approximately 25 miles from Belleek, thus providing access to Donegal and Sligo.**

**Accommodation Comprises:**

**Entrance Hall: (6'9 x 5'11) & (5'1 x 2'7) & (5'11 x 3'1)**

**PVC Exterior door, cloakroom area under stairs, laminated floor.**



**Downstairs Toilet: 7'5 x 2'8 Vanity sink unit, toilet & tiled splash back.**

**Rear Porch: 4'6 x 4'0 PVC exterior door.**

**Kitchen/ Dining Area: 15'11 x 7'9 Fully fitted range of high & low level cupboards, stainless steel sink unit, stainless steel extractor fan, tiled between the cupboards, laminated worktop, vinyl floor.**





**Living Room: 15'0 x 12'9** Bright room with open fire place with Mahogany surround, tiled inset, granite/tiled hearth, TV point, telephone point, laminated floor, bay window.



**First Floor:**

**Landing: (4'6 x 3'1) & (4'1 x 3'5) Access to attic space.**



**Bedroom (1): 10'11 x 9'7**

**Laminated floor.**



**Bedroom (2): 9'3 x 7'7**



**Bedroom (3): 11'2 x 9'4**



**Bathroom: 10'2 x 5'7 White suite includes toilet, sink unit, built in separate shower cubicle with electric shower, fully tiled walls, tiled floor, hotpress.**



**OUTSIDE:**

There are neat and tidy gardens to front & rear. Gravelled area with mature trees & shrubs to front. Steps up to upper lawn level with wall and fencing. Steps down to side rear door and side garden. The property is bordered by a wall and front fencing with 2 wooden gates. Concrete pathway to side with a stone wall. Concrete yard area to side for off street parking.



**Storage Shed to the rear of the house, boiler.**



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 39 E    | 42 E      |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

EPC: 0320-2390-6370-2124-3641

**Viewing is by Appointment Only!**

**For Further Details**  
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**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.