



R A NOBLE & CO

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK
AUCTIONEERS & ESTATE AGENTS

Your
Local
Property
Experts.

For Sale

Excellent Bungalow with Granny Flat

50 Snowhill Road

Lisbellaw

Co Fermanagh

BT94 5FY

RESIDENTIAL





R.A. Noble & Co.

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Location

This property is located off the Snowhill Road approximately 1 mile from the popular village of Lisbellaw and 5 miles from Enniskillen. The immediate vicinity comprises a peaceful countryside setting with a range of shops, schools and local amenities provided within walking distance in Lisbellaw village and a short drive to Enniskillen.

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EPC

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



Description

This Beautiful dwelling comprises an elevated 2/3 bedroom bungalow with a further 1 bedroom granny flat.

The loft in the property has also been converted to provide two additional rooms which are currently utilised as a bedroom and an office. The loft is accessed via attic stairs.

The ground floor is deceptively spacious providing 2 bedrooms, kitchen/dining area, bathroom and a large living room.

The granny flat has also been finished to a tasteful standard to include a kitchen/diner/reception area, 1 bedroom and bathroom facilities with a solid fuel burning stove and an independent oil burner.

Externally the property boasts front and rear lawns perfect for outdoor family activities.

The bungalow also benefits from OFCH, DG PVC windows and had a new roof and guttering fitted C. 5 years ago. In addition a new oil burner was installed C.2 years ago.

The property is also offered for sale with an electric vehicle charging pod which costs over £2,000 to install.

This property is sure to attract a high level of interest from both investors and owner occupiers and therefore we would urge all interested parties to contact our office at their earliest opportunity to arrange a viewing.

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: 5.44m x 5.41m
Living Room: 7m x 3.8m
Hallway: 3.7m x 1.5m
Bedroom 1: 3.4m x 3.3m
Bedroom 2: 3m x 2.57m
Bathroom: 2.56m x 2m
WC: 1.7m x 0.9m

First Floor

Bedroom 3: 3.6m x 2.74m
Office: 3.6m x 2.65m
Hallway: 2.65m x 1m

Granny Flat

Living Room: 4.52m x 4.27m
WC: 2.7m x 1.5m

Bedroom: 4.27m x 3.57m
Store: 1.5m x 1.5m

Rates

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

Estimated Annual Rates Payable for 2021/22: £829.20.

Sale Details

Offers over £109,950.

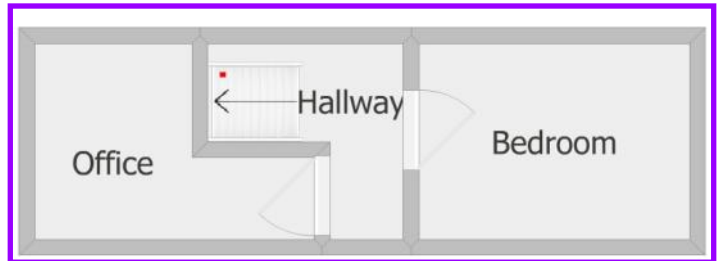


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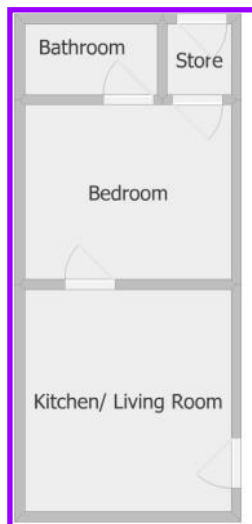
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Loft Floor Plan



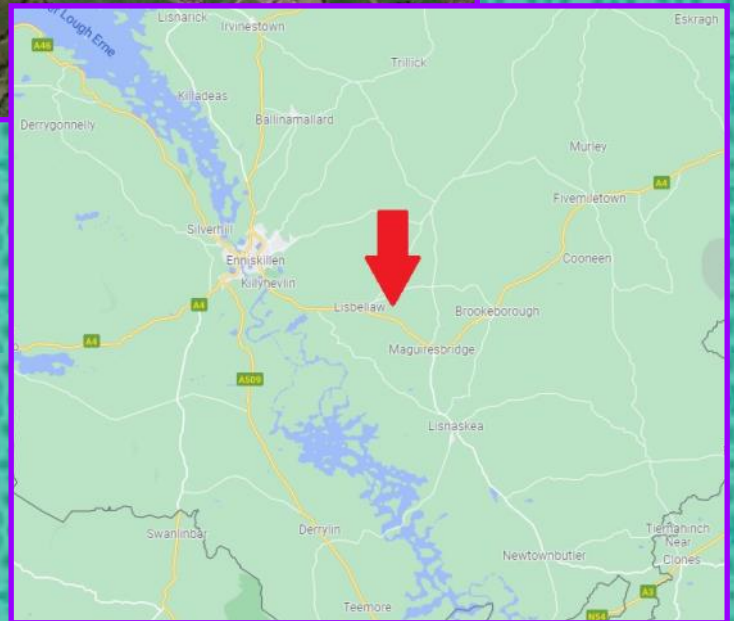
Granny Flat Plan



Ground Floor Plan



Location Maps



FOR INDICATIVE PURPOSES ONLY

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