



07729262655 or 07773060036

## **FOR SALE**

**This is a well presented 3 bedroom Mid Terrace house, situated within a quiet residential development, just 2 miles from the village of Lisbellaw and a convenient distance of local facilities and amenities associated with Enniskillen Town Centre. The Property has easy access to all local amenities, schools, churches, and bus routes to main transport links to Belfast. This property could be ideal as a starter home or as an investment.**

**4 Old Post Way  
Tamaght  
Enniskillen  
Co Fermanagh  
BT74 4HG**

**Asking Price offers over : £130,000**



- **3 Bedrooms, 2 Reception Rooms, 2 Bathrooms**
- **Oil Fired Central Heating**
- **PVC Double Glazed Windows**
- **Property Size: 1,165 sq ft**
- **Rates: £857 Approximately**
- **Parking Spaces to the Front.**
- **Suitable for a First Time Buyer or an Investor**

**The property is located 3 miles from Enniskillen, 2 miles from Lisbellaw and 4 miles to Carrybridge with its boating, fishing and water activities on the shores of Upper Lough Erne, and close to all amenities. Internal viewing is recommended to fully appreciate what this property has to offer!**

**Accommodation Comprises:**

**Entrance Hall: 18'6 x 6'5**

**Glazed exterior door, tiled floor, Telephone point.**



**Downstairs Toilet: 5'8 x 2'8 Tiled floor, corner sink with tiled splash back, toilet.**



**Living Room: 14'5 x 12'0 Wood burning stove with pine surround, granite hearth, laminated floor, TV point, dual aspect windows.**



**Kitchen/ Dining Area: 18'10 x 12'8** Fully fitted kitchen including high and low level units, tiled between cupboards, stainless steel sink unit, extractor fan, integrated oven & ceramic hob, plumbed for washing machine and dish washer, laminated worktop, tiled floor. Double glazed patio doors & double doors to living room.



**First Floor:-**

**Landing: 7'4 x 2'9 & 5'6 x 3'8 Access to attic space, hotpress.**



**Bedroom (1): 11'2 x 11'0 Telephone point. Ensuite: 8'6 x 2'10 Fully tiled walls, mains shower, sink unit & toilet, tiled floor.**



**Bedroom (2): 11'5 x 9'8 Laminated floor.**



**Bedroom (3): 12'8 x 9'11**



**Bathroom: 7'5 x 7'0 Separate shower cubicle with mains shower, bath, sink unit, toilet, tiled floor and partly tiled walls.**



**OUTSIDE**

**Parking spaces to the front that provide ample parking. The garden to the rear has an enclosed border fence, lawn area, paved patio area, outside tap.**



**For Further Details  
Contact A&S Property Sales  
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[www.aspropertysales.com](http://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.