



# **FEATURES**

Ideal refurbishment opportunity

Situated in a quiet, rural location

Self-contained plot with land to the rear

Site of circa 0.7 acres

Potential for obtaining planning for a replacement dwelling

Property outline for indicative purposes only

## **LOCATION**

The subject property is situated just outside Garrison, a small village on the shores of Lough Melvin, situated between Donegal, Sligo and Enniskillen.

Garrison is located 23 miles from Enniskillen Town Centre. The village is in the council district of Fermanagh and Omagh, with a population of around 411 people.

Local facilities include St Martin's Primary School along with local cafes, shops and bars.

# **DESCRIPTION**

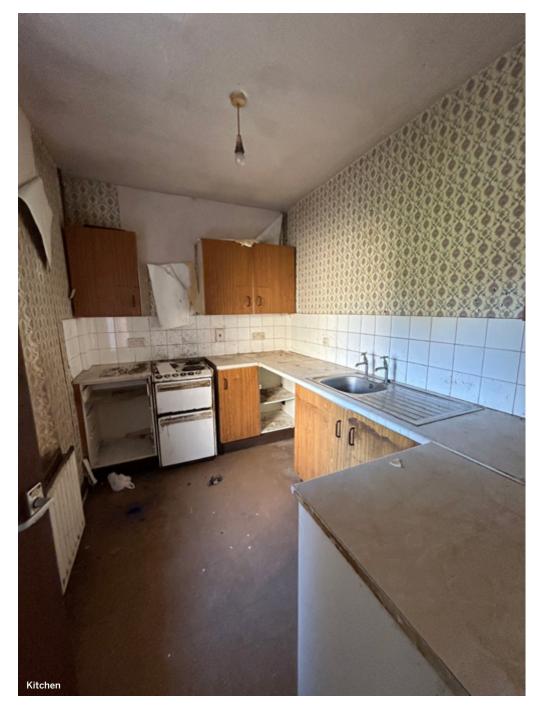
The subject property is set on land of c.0.7 acres and accessed directly from the B52 Brollagh Road.

The property is a three bedroom bungalow, consisting of an entrance hall, living room, kitchen, family bathroom, and three bedrooms. The property requires refurbishment throughout.









# **ACCOMMODATION**

The areas below are approximate:

Room	sqm	sqft
Front Hallway	2.15	23.11
Living Room	13.59	146.33
Kitchen	6.36	68.46
Bathroom	3.27	35.17
Main Hallway	2.91	31.33
Bedroom 1	9.75	104.95
Bedroom 2	6.39	68.82
Bedroom 3	8.44	90.81
Total	52.86	569
Land	0.28 ha	0.7 ac

# **RATES PAYABLE**

Capital Value: £60,000
Rates Poundage 2024/25: 0.009265
Rates Payable: £555.90

# TITLE

Freehold

# **PRICE**

£80,000 exclusive





Lisney Commercial Real Estate 79 Brollagh Road

#### **LOCATION**



### VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

## **STAMP DUTY**

Stamp duty will be the liability of the purchaser.

## **EPC**

The EPC rating is G16.



#### **CUSTOMER DUE DILIGENCE**

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - https://www.legislation.gov.uk/uksi/2017/692/contents. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.



#### For further information:

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Viewing strictly by appointment with the sole selling agent Lisney

## **Lisney Commercial Real Estate**

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