



07729262655 or 07773060036

PROPERTY SALES

## **FOR SALE**

**A beautifully presented 3 bedroom semi-detached Chalet bungalow, situated within a quiet residential area, a convenient distance to local amenities with easy access to the village of Ballinamallard. The internal accommodation comprises of Kitchen, bathroom, open plan spacious lounge, hallway, study/single bedroom on ground floor level. The upper level comprises of 2 double bedrooms. The property has a good sized rear garden and ample parking to the side, the current owner has maintained the property to a high standard throughout and is presented to the market in walk in condition.**

**15 Drummurry Court  
Ballinamallard  
Co Fermanagh  
BT94 2EE**

**Offers over: £140,000**



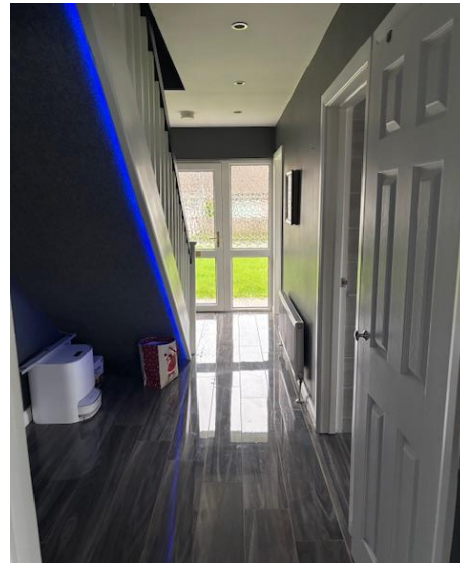
- **3 Bedrooms, 1 Reception Room, 1 Bathroom**
- **New Gas Heating System**
- **Beautifully Presented Interior**
- **Enclosed Private Spacious Garden to Rear**
- **Ample Parking Space to Side of the Property**
- **Rates per year £741**
- **Property Size: 947 Sq Ft**
- **Well insulated throughout**
- **Edge of Village Location**

- **Ideal for a first time Buyer**

The property is located within a quiet popular residential development, on the edge of Ballinamallard Village, close to all local village facilities and amenities. Ballinamallard is approximately 6 miles from Enniskillen Town centre. A viewing is recommended in order to appreciate the accommodation and truly the private nature of the rear garden.

**Accommodation Comprises:**

**Entrance Hall: 16'10 x 5'11** Storage cupboard, telephone point, staircase, tiled floor, recessed spot lights. Glazed PVC exterior door.



**Living Room: 24'0 x 11'2** Open Plan spacious living/dining area, wooden fireplace surround with granite inset, granite hearth, wood burning stove, TV point, tiled floor, glazed double doors to patio area.





**Kitchen: 12'11 x 7'6 Fully fitted range of cupboards, recessed spot lights, stainless steel sink unit, ceramic hob, built in double oven, integrated slimline dishwasher, integrated fridge freezer, stainless steel extractor fan, laminated worktop, tiled between cupboards, tiled floor.**

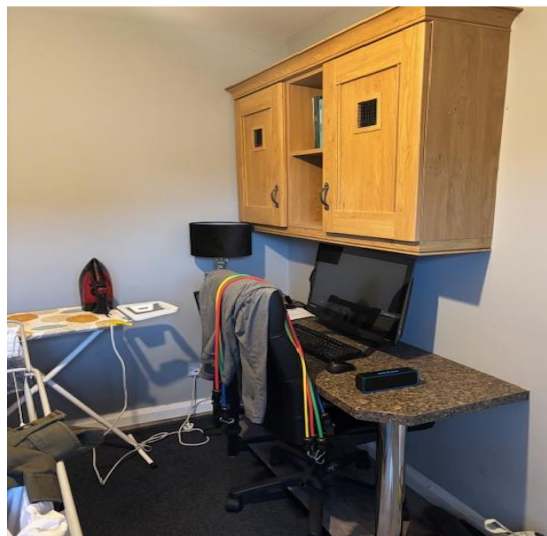


**Bathroom: 7'10 x 6'1  
White suite includes toilet, wash hand basin, walkin corner shower cubicle, fully tiled walls, tiled floor, heated towel rail, recessed spot lights.**





**Bedroom/study: 9'7 x 7'7 Range of units, built in worktop desk, laminated floor, TV point. Could be used as a single bedroom or study.**



## **First Floor:**

**Bedroom (1): 13'1 x 11'2** laminated floor, velux window, small storage cupboard.



**Bedroom (2): 13'1 x 10'6** Laminated floor



## **OUTSIDE**

### **The Grounds:**

To the rear of the property is a glorious enclosed private garden with paved composite decking patio area and lawn. The rear garden offers a fair degree of privacy, with LED lights on the perimeter fence. Carefully manicured lawn area to front. Tarmac driveway offers substantial parking for several cars. Outside Tap and outside electrics.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56
39-54	E	54	
21-38	F		
1-20	G		

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

**VIEWINGS ARE BY APPOINTMENT ONLY**

**FOR FURTHER DETAILS  
CONTACT A&S Property Sales**

**Stella: 07729262655 or Alan: 07773060036**

**[www.aspropertysales.com](http://www.aspropertysales.com) email:info@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.