



MONTGOMERY  
FINLAY & CO

FOR SALE BY PRIVATE TREATY

RS/4799

*Detached 3 Bedroom Residence with Building Site  
adjoining in pleasant rural setting*

## **34 UPPER DRUMCOSE ROAD, FARDRUM, ENNISKILLEN BT93 7EJ**



**This property is situated in a quiet rural location just off the Loughshore Road close to Lower Lough Erne, the Lough Erne Golf Complex some 5 miles from Enniskillen town.**

- **Well proportioned 2 Reception, 3 Bedroom family accommodation.**
- **Practical open plan Kitchen Dining area with useful Utility opening off.**
- **3 good sized bedrooms all with built-in wardrobes.**
- **Oil fired central heating. Solid fuel back boiler for hot water.**
- **PVC double glazed windows.**
- **Aluminium soffit/fascia.**

## **Accommodation**

### **Ground Floor:-**

Ent. Hall: 10'8" x 10'0"

Hardwood panelled door and side screens. Ceramic tiled floor. Hardwood open tread stairway. Cloaks cupboard.

Lounge: 19'10" x 12'4"

Sandstone fireplace and T.V. bench. Slate hearth and back boiler in grate. 2 wall light outlets and corniced ceiling.



Dining Room: 12'8" x 10'8"

Marble fireplace.



Kitchen/DiningArea: 23'0" x 8'9"

Comprehensive range of high and low level units. 1½ bowl stainless steel sink. Extractor canopy. 4 plate electrical hob and low level oven. Dishwasher power point. Ceramic tiled flooring.

Utility: 14'5" x 10'7"

Built-in range of high and low level units with washing machine ppt. Oil fired boiler.

Including cloaks – White W.C., and Whb. Ceramic tiled floor.

Study: 10'7" x 6'10"

Large picture window



**First Floor:-**

Bedroom No 1: 19'10" x 12'8"

With mirror sliderobes



Bedroom No 2: 12'5" x 9'0"

Bedroom No 3: 10'2" x 8'7"

\* Built-in double wardrobes to all bedrooms.



Shower room: 8'2" x 5'4"

White WC., & Whb. Large shower cubicle. Electrical shower. Ceramic tiled walls and flooring.

Landing with hotpress opening off.

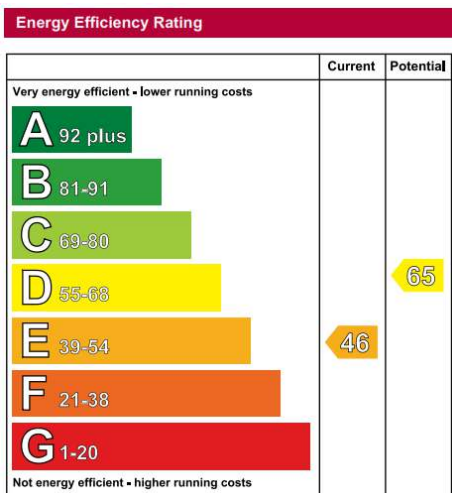
**OUTSIDE**

Tarmacadamed driveway and parking bay.

Mature level grounds with concrete yard area to rear.

Current Annual Rates £910. Alarm system installed.

**GUIDE PRICE: £170,000**



For viewing arrangements contact agent.

**NOTE:** The above Agents for themselves and for vendors or lessors of any property for which they act as Agents give notice that (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (2) no person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to any property (3) all negotiations will be conducted through this firm.