

FOR SALE BY PRIVATE TREATY

RS/4900

**BEAUTIFULLY MAINTAINED 2 BEDROOM FIRST FLOOR
APARTMENT WITH PATIO BALCONY AT –**

**14 TULLANA GRANGE,
LISNARICK. BT94 1PY**

**Within easy access of Castle Archdale Country Park and
Lower Lough Erne**



- ❁ **A well maintained first floor apartment providing excellent, spacious accommodation, in a modern excellently maintained development.**
- ❁ **Located within easy access of Enniskillen and Irvinestown town centres. Castle Archdale Country Park and Lower Lough Erne only 1 mile distant.**
- ❁ **Gas central heating, integral electrics to Kitchen. Modern décor, en-suite and modern bathroom.**
- ❁ **Ideal holiday investment or First Time Buyer purchase. Also suitable for first time residence.**

Accommodation Includes

Entrance Hall: 16'0" x 4'10"

Ceramic tiled entrance. Cloaks opening off hallway. Timber panelled entrance door.

Living Area: 15'10" x 11'10"

Open plan to Kitchen. French doors opening to private balcony, partly roofed.



Kitchen: 14'8" x 8'10"
(Average)



Full range of modern fitted high and low level units. 1½ bowl stainless steel single drainer sink unit, stainless steel extractor fan, 4 ring gas hob, low level oven. Integral fridge/freezer, integral washer drier. Part tiled walls, tiled floor, lights under units.

Bathroom: 9'0" x 7'0"

3 piece white suite with separate shower cubicle. Fully tiled floor, ¾ tiled walls.



Bedroom No 1: 16'9" x 12'4"



En-suite: 3'11" x 9'6"

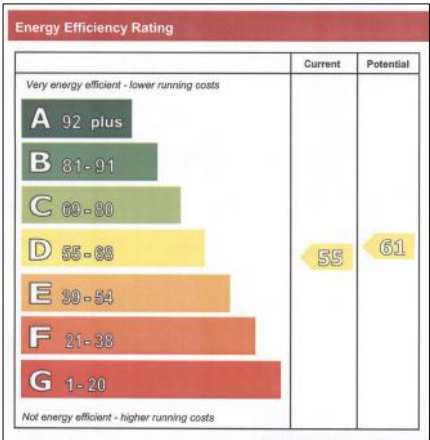
2 piece suite with separate shower cubicle, fully tiled floor and walls.

Bedroom No 2: 12'5" x 8'5"

All mains services installed.

Current Annual Rates £445

Viewing strongly recommended strictly by appointment with 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.