

RS/4953

FOR SALE BY PRIVATE TREATY

**Detached 3 Bedroom House at
Carranboy Road, Carronboy, Lisnarick
BT94 1JT**



- + Set in a convenient location in the small village of Lisnarick with local shops and amenities set close by.**
- + Ideal Holiday purchase with easy to maintain finish and the option to finish the property yourself from Builders finish (Completed option also available).**
- + Irvinestown 3 miles distant, Enniskillen 10 miles with Castle Archdale Country Park and Lower Lough Erne within 1 mile.**
- + A secluded site overlooking Lisnarick playing fields and offering spacious family accommodation.**

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.

Accommodation

Entrance Hall: 16'7" x 7'6"

Living Room: 15'10" x 13'0"

Kitchen: 20'11" x 13'4" Overlooking Lisnarick playing fields with Dining area.

Separate w.c.: 3'2" x 3'0"

First Floor

Bathroom: 8'11" x 7'7"

Bedroom No 1: 13'4" x 13'1"

Ensuite: 10'1" x 3'11"

Hotpress opening off landing.

Bedroom No 2: 13'0" x 12'4"

Bedroom No 3: 7'11" x 7'6"

Options



- Can be purchased shell or fully completed turnkey.
- Option of oil or gas central heating.

Property has been constructed to a high specification throughout and would offer an ideal location and layout for Holiday use in this well established holiday location.

