

FOR SALE BY PRIVATE TREATY

RS/4964

CHARMING DETACHED DORMER STYLE
RESIDENCE IN MUCH SOUGHT AFTER LOCATION
19 The Limes, Enniskillen BT74 5NQ



This is a very attractively appointed detached family residence occupying a prime corner site in a well established development overlooking the Portora playing fields and Lower Lough Erne yet within easy walking distance of town centre amenities.

- **Originally a 4 Bedroom residence, the property was tastefully modernised to provide 3 good sized bedrooms with dressing area and ensuite off master bedroom (4th Bedroom could be easily reinstated).**
- **Wonderful open plan Kitchen/dining area with Conservatory opening off. Useful additional family room.**
- **Modern Kitchen facility with brick island feature and comprehensive range of gas/electrical appliances.**
- **3 piece coloured bathroom suite and separate shower. Fully tiled walls.**
- **All brick facade. ➤ PVC double glazed windows.**
- **Oil fired central heating. Cast iron stove in Sitting Room.**
- **Mature well screened grounds with extensive decked areas**

Accommodation Includes

Ground Floor:-

Entrance Hallway 11'0" x 10'9"



PVC panelled door. Hardwood 'Herringbone' flooring. Stairway and gallery.

Cloaks: 5'0" x 4'2" max. 2 piece white suite (Nostalgia).
Hardwood strip floor. Walls part tiled.
Timber strip ceiling.

Sitting Room: 17'6" x 12'0"



Feature brick fireplace with cast iron stove on flagged hearth. Corniced ceiling and centrepiece. Glazed double doors to Dining area.

Family Room: 17'8" x 11'6"



Cottage style open chimney breast with electric stove in hearth (no flue). Built-in shelving. Laminate flooring. PVC patio door and side screens accessing decked area to front.

Dining Area: 11'7" x 10'4"
(open plan)

Terracotta tile floor. Corniced ceiling and centrepiece. PVC French doors to Conservatory.





Conservatory: 12'3" x 7'4"

Laminate flooring. PVC French doors to grounds at rear.

Kitchen: 16'7" x 14'8"
(open plan)

Modern range of painted units with feature Brick Island. S.s. sink and draining bay. Filtered water. 5 ring gas hob and low level oven. Microwave. Siemens dishwasher. Drop ceiling feature with recessed lighting. Terracotta tiled floor.



Utility: 10'9" x 6'2"

Range of low level units. S.s. sink. Washing machine p.pt. Oil fired boiler. PVC panelled door with glazed inset.

First Floor: -



Master Bedroom: 23'0" x 12'0"
(into dormer)



including dressing area with build-in wardrobes in two walls (suitable for conversion to provide 4th Bedroom).

Ensuite: 7'5" x 4'0"

into slope. 2 piece white suite. Cubicle shower (electrical). Walls fully tiled.

Bedroom No 2: 12'0" x 11'0"
into dormer.
Including mirror fronted slide robe.

Bedroom No 3: 11'8" x 10'0"
into dormer.
Including mirror fronted slide robes.

Bathroom: 12'8" x 6'6"
into slope.



3 piece cream suite. Separate shower cubicle (Triton electrical). Fully tiled walls. Timber strip ceiling with recessed lighting. Velux sky light.

Landing Minstrel gallery. Hotpress opening off. Velux sky light.
Slingsby ladder access to loft (partly floored).

OUTSIDE

Wells screened corner site with mature hedging and paved driveway.

Extensive timber decking to front and rear with raised concrete flagged patio.

Covered barbecue and seating area.

Wooden cabin: 19'3" x 9'2" with PVC French doors providing a versatile workshop/studio.

Wooden garden shed and covered walkway.

Alarm system installed.

Current Annual Rates £1,480.20.

Viewing by appointment with agent.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92 plus		
B	81-91		
C	69-80		69
D	55-68	59	
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			

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