

FOR SALE BY PRIVATE TREATY

RS/5064

3 BEDROOM DETACHED BUNGALOW

at

42 JUNCTION ROAD, IRVINESTOWN.

BT78 3RT



- **A unique opportunity to acquire a detached 3 bedroom bungalow.**
- **Property is located 0.6 mile from Kilskeery and the main Ballinamallard/Omagh roadway with Irvinestown only 3.8 miles distant, Ballinamallard 3.5 miles and Enniskillen 9 miles.**
- **Bungalow provides spacious 3 bedroom accommodation.**
- **A beautifully kept bungalow, well maintained to a high standard throughout with good specification Kitchen and sanitary ware.**

ACCOMMODATION

Entrance Hall: 10'10" x 5'1"

PVC part glazed front entrance door and side screen. Laminate floor.

Living Room: 12'6" x 10'10"

Timber fire surround, open grate with marble/granite inset and hearth.

Laminate finished flooring.



Kitchen/Dining: 16'11" x 12'6"

Range of high and low level fitted units, stainless steel double drainer sink unit, plumbed for washing machine, low level oven, gas hob, extractor fan, fridge/freezer. Ceramic tiled walls, walls part timber panelled.



Bathroom: 7'4" x 6'7"

2 piece suite with separate level deck thermostatic shower space, fully tiled, extractor fan, PVC ceiling.

Bedroom No 1: 12'1" x 11'8"



Bedroom No 2: 11'0" x 10'2"

3 No. built in mirrored slide robes.

Bedroom No 3: 8'2" x 8'0"

Large hotpress opening off hallway.

Internal room to garage: 11'7" x 12'1", Small sitting space.

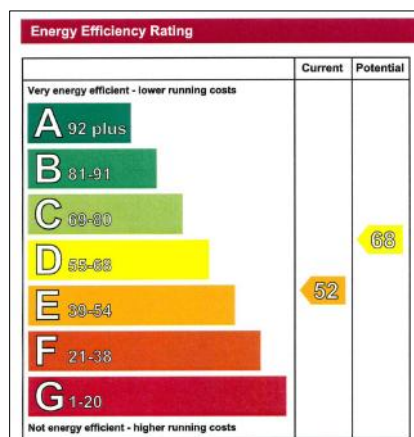
Garage/Storage: 12'0" x 3'11", Roller door.

Store/Shed: 23'5" x 11'8"; Loft over: 11'8" x 6'5" power and light provided.

Garden Store: 16'3" x 11'3", Power and light. C.I. construction.

Large concrete yard and shed space to rear. Gardens to side and rear. Large woodland to rear with intersecting paths creating interesting private garden uses.

All mains services on site. Septic tank.





Viewing strictly by appointment with agent.

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