



MONTGOMERY
FINLAY & CO



32 Upper Drumcose Rd, Fardrum, Enniskillen, BT93 7EJ

- New Build Detached House in a tranquil location 6 miles from Enniskillen town.
- 4 Bedroom accommodation (ensuite Of Master), Lounge, functional open plan Kitchen\Dining area and Sunroom, plus useful Utility Room.
- Timber frame finished to high specification.

PRICE GUIDE TO BUILDERS FINISH: £175,000

Accommodation (Dimensions taken from drawings supplied)

Ground Floor:-

Ent. Hallway: 5.2 x 2.3m

Lounge: 5.0m x 3.4m

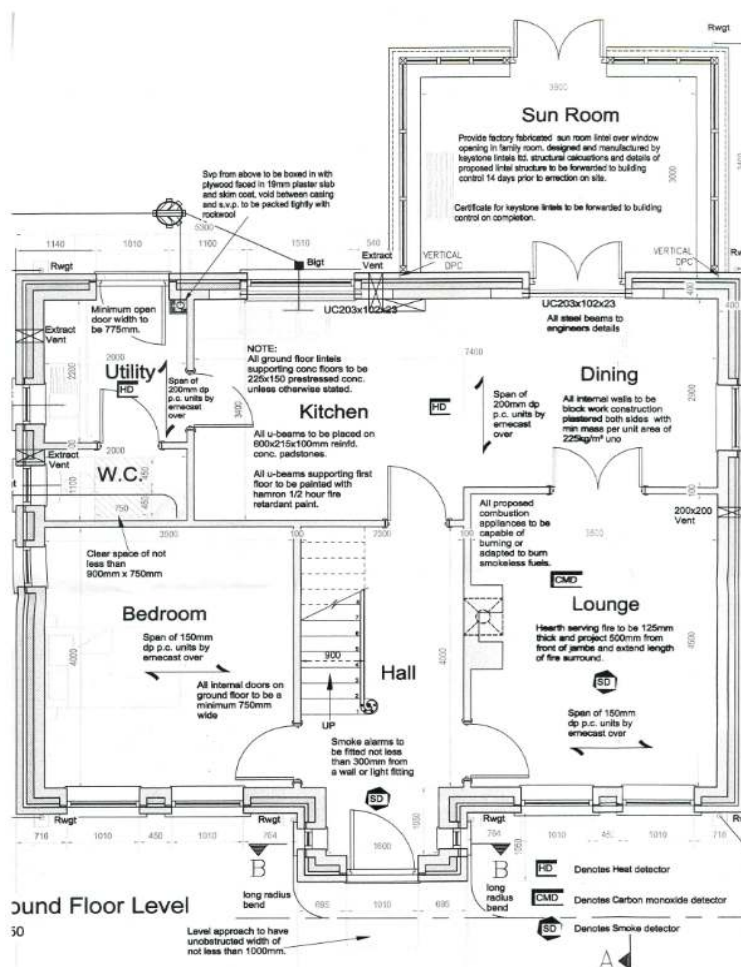
Kitchen/Dining: 7.3m x 3.3m (max)

Sun Room: 3.8m x 3.0m French doors accessing grounds.

Bedroom No 4: 4.0m x 3.5m

Utility: 2.2m x 2.0m

W.C: 2.0m x 1.1m





Hallway



Kitchen



Bedroom 4



Dining Area



Living Room

First Floor:-

Bedroom No 1: 5.0m x 4.0m

Ensuite: 2.3m x 2.0m

Bedroom No 2: 4.0m x 4.0m

Bedroom No 3: 4.0m x 3.4m

Bathroom: 2.7m x 2.3m Provision for 3 piece suite and sep., shower.

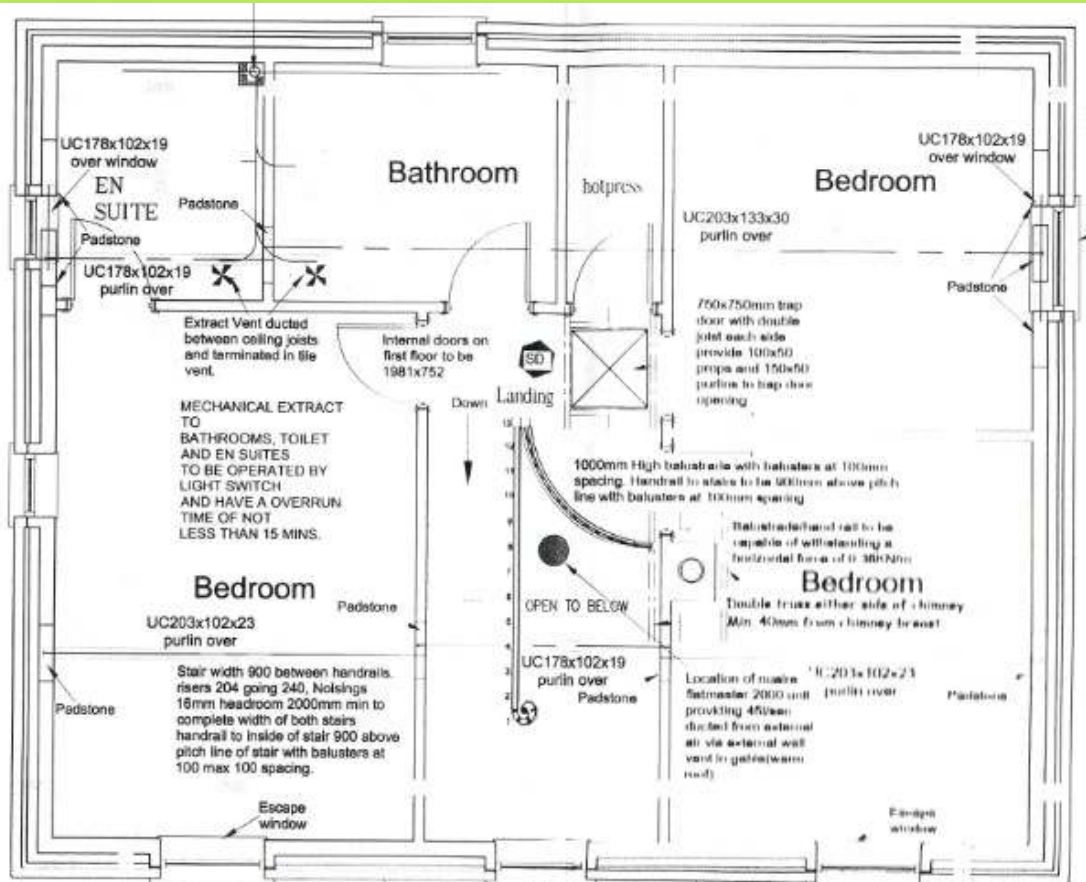
Hotpress opening off landing.

Outside:

Tarmaced driveway and pathways laid.

Mains water and electricity connected.

Septic tank drainage.

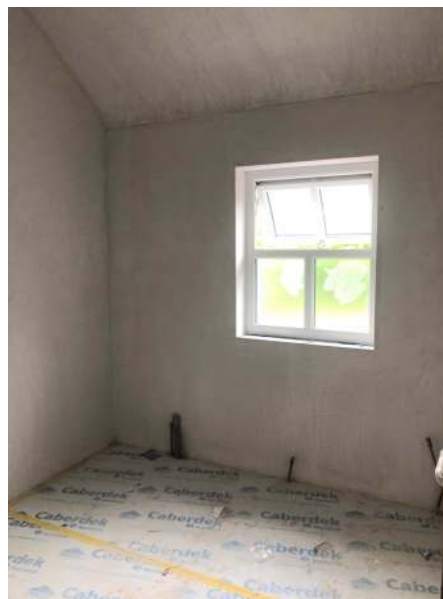




Master Bedroom



Bedroom 2



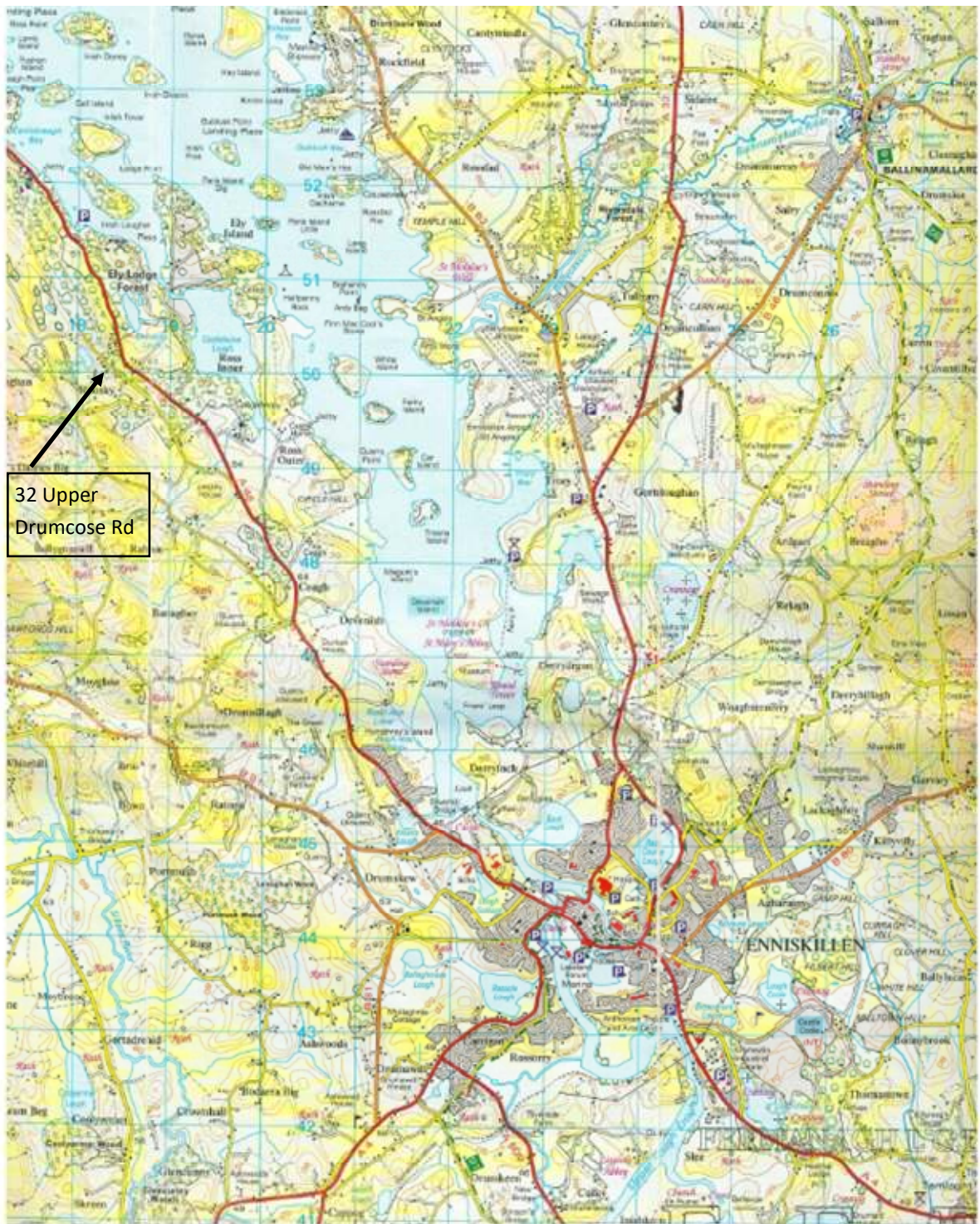
Bathroom



Bedroom 3



Landing



LOCATION MAP

For Identification Purpose Only. Not to Scale

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