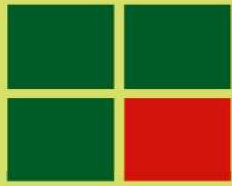


RS/ 5180

For Sale By Private Treaty



MONTGOMERY  
FINLAY & CO

Tel: 028 66324485

E-Mail: [info@montgomeryfinlay.com](mailto:info@montgomeryfinlay.com)



***49 Rossorry Church Rd,  
Enniskillen, BT74 7HB***

**Detached 3 Bedroom property in much sought after location on the west side of town.**

- Well appointed residence within easy access of local amenities— shops, parks and town centre.
- 3 Bedroom layout and Spacious Kitchen/Dining area.
- Ample grounds to front and rear of property.
- Garage entrance access and Off Street car parking to front
- Oil fired central heating.
- PVC Double Glazing, PVC Soffit & Fascia.

**GUIDE PRICE: £125,000**

## ACCOMMODATION

**Entrance Hall: 5'10" x 7'05"**

- Hardwood Front Door.
- Storage Cupboard opening off.
- Glass paneling to Dining Room area.

**Living Room: 10'11" x 14'07" (max)**

- Tiled Fireplace and Hearth with Wooden Mantel
- Large Window giving plenty of natural light.
- 2 Wall Lights.



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**Kitchen/ Dining: 19'05" x 9'06"**

- Range of High and Low Level Units.
- Built-in Cupboard/Larder.
- S/S Sink, Freestanding Cooker, Fridge Freezer.
- Back Door accessing side of property and back garden.



**Landing: 9'10" x 6'01"**

- Hotpress Opening Off.

**Bedroom No.1: 14'08" x 9'04" (Max)**

- Built-in Wardrobe.
- Large Window giving plenty of natural light.



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**Bedroom No.2: 9'04" x 7'11"**

- Built-in Wardrobe.
- Wall Light

**Bedroom No.3: 12'06 x 7'08"**

- Large Window giving plenty of natural light.



**Bathroom: 7'08" x 6'09"**

- 3 Piece Suite
- Thermostatic shower over bath.
- Fully tiled to bath, remainder half tiled.



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## EXTERNAL

**Garage: 19'11" x 8'11"**

- Up and over door.

**Outdoor Storage cupboard**



Enclosed garden to rear of property , fenced on either side with hedging to rear.

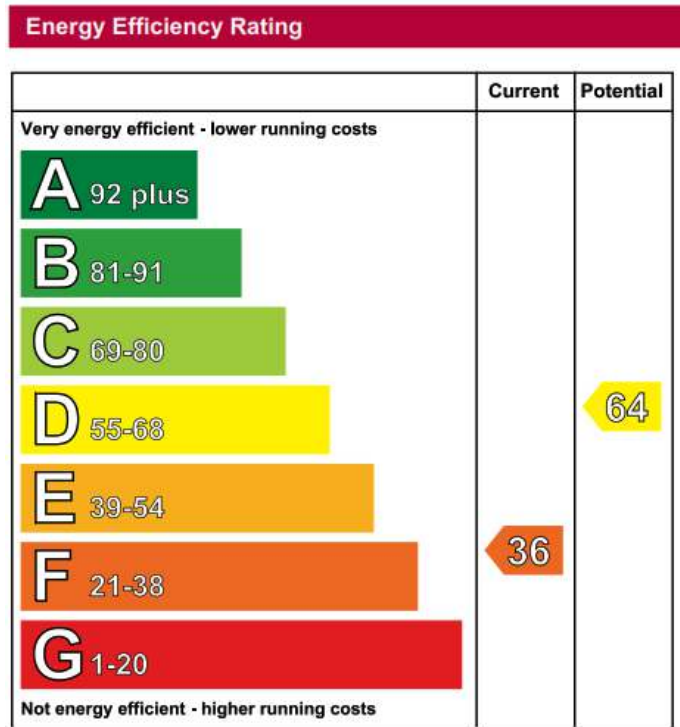
Concrete yard area to rear and side.

Tarmac Driveway and lawn to front of property.



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## EPC RATING



**RATES: £895.62**

**VIEWING STRICTLY BY APPOINTMENT WITH SELLING 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.



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