



# McCAFFREY BROS.

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## 1 Abbey View, Maguiresbridge



We offer for sale this superb 3 bedroom 2 storey semi detached property. Located near the heart of Maguiresbridge it is within easy walking distance to the local shops and amenities. This property has been decorated and maintained tastefully to an extremely high standard. Early viewing on this property is essential as demand is expected to be high. This house benefits from off street parking, large garden, 6 Panel doors throughout, oil fired central heating. PVC Double glazed windows and doors.

### Special Features

- 3 Bedrooms
- Oil fired central heating
- PVC double glazing
- Spacious site
- Large garden
- Detached garage
- Tarmac driveway

**VIEWING STRICTLY BY APPOINTMENT WITH THE AGENT**

Building Society Loans, House Contents, Fire Insurance, Motor Insurance, Bank Loans, etc

**MORTGAGE QUATATION IMMEDIATELY THROUGH OUR OFFICE**

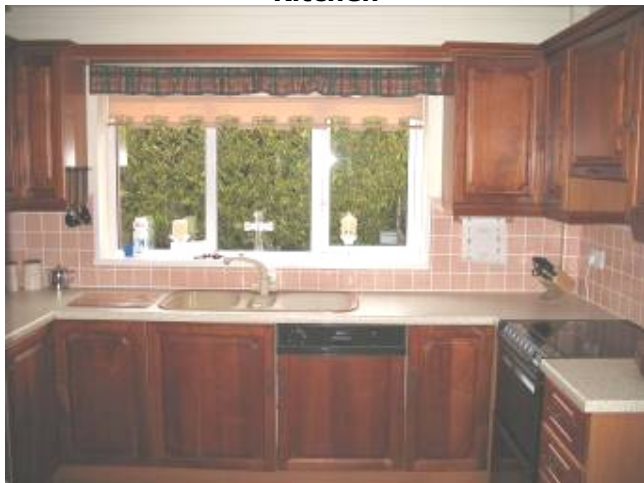
**Living Room** 11' 8" x 14' 5". Laminate floor, Cornice mould and centre piece, TV point, Open fireplace, Double panel radiator.

**Kitchen** 11' x 11' 4". Tiled floor and part walls. Fitted kitchen. Integrated fridge freezer, hob and oven. Tongue & groove ceiling, Double panel radiator.

**Dining Room** 10' 6" x 11' 4". Laminate floor, Patio doors to back garden, Single panel radiator.

**Bathroom** 6' 2" x 8' 5". Laminate floor, Tiled walls. WC, Wash hand basin, shower and bath.

**Kitchen**



**Living Room**



**Bedroom 1** 12' 9" x 11' 5". Laminate floor, Single panel radiator.

**Bedroom 2** 11' x 12' 4". Laminate floor, fitted wardrobes, Single panel radiator.

**Bedroom 3** 8' 5" x 11' 1". Laminate floor, fitted wardrobes, Single panel radiator.

**Garage** 11' 8" x 20' 8". Full electrics sink and Cupboards

**Bedroom**



**Back Garden**



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**NOTE:** The above particulars are given on the understanding that they will not be constructed as part of a contract, conveyance or lease, and subject to the property remaining unsold or unlet. Whilst every care is taken in compiling the information we can give no guarantee as to the accuracy thereof and enquiries must satisfy themselves regarding the description and measurements.

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