



# McCAFFREY BROS.

ESTATE AGENTS AUCTIONEERS VALUERS INSURANCE AGENTS

167 MAIN STREET  
LISNASKEA  
CO. FERMANAGH  
TEL: 028 677 21827

[www.mccaffreybros.com](http://www.mccaffreybros.com)

[sales@mccaffreybros.com](mailto:sales@mccaffreybros.com)

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## 1 Coolcrannel Square, Maguiresbridge



We offer for sale this superb 3 bedroom property. Early viewing on this property is essential as demand is expected to be high. This sale offers the opportunity to acquire an outstanding residence located near the heart of Maguiresbridge, it is within easy walking distance to the town and local amenities. The property would offer spacious accommodation for any family. This house benefits from oil fired central heating and PVC Double glazed windows.

### Special Features

- 3 Bedrooms (1 en suite)
- Oil fired central heating
- PVC double glazed windows
- Pine Doors
- Decking
- Large back garden

### **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** 13' 10" x 14' 10". Wooden floor, Cornice mould & Centre Piece, TV point, Open fireplace, Double panel radiator.

**Kitchen / Dining** 14' 1" x 13' 4". Tiled floor and walls, Fitted kitchen. Fridge freezer, hob and oven.

**Bathroom** 6' x 8'. Laminate floor and tiled walls. WC, Wash hand basin and bath. Single panel radiator.

**Back Garden**



**Living Room**



**Bedroom 1** 12' 10" x 14' 3". Carpet floor, Double panel radiator.

**En suite:** 3'3" x 9'8". Laminate floor, WC, Wash hand basin and shower.

**Bedroom 2** 12' 8" x 9' 6". Carpet floor, Single panel radiator.

**Bedroom 3** 10' 6" x 8'. Carpet floor, Single panel radiator.

**Utility Room** 7' 3" x 5' 5". Tiled floor and walls, Unit, cupboards and sink. Single panel radiator.

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**Website :** [www.mccaffreybros.com](http://www.mccaffreybros.com)

**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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