



McCAFFREY BROS.

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1 Kilroonan Road, Carrickmacosker, Lisnaskea



Extraordinary 5 Bedroom / 3 Reception Room Detached Residence with Double Garage, Gym, Office and Separate 2 Bedroom Apartment. This sale offers luxurious accommodation as the house and grounds have been decorated and maintained tastefully to an extremely high standard. Early viewing on this property is essential as demand is expected to be high.

Features

- 5 Bedrooms (En Suite in master bedroom) / 3 Reception Room
- Sun Lounge , Play Room, Gym
- Separate 2 Bedroom Apartment
- Sun Bed Room with Separate Shower Room
- Office
- Solid Cherry Kitchen (with integrated appliances)
- Gas Fireplace
- Beam Hoover System
- Alarmed
- 3 Separate Telephone Lines
- Large Garage
- 6 Panel Pine Doors
- Jacuzzi Double Ended Bath
- Log Cabin

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

Entrance Hall:	18'1" x 12'1" Large entrance hall with Solid Pine staircase and spindles. Cloaks cupboard with decorative tiled floor, Telephone point. Storage under stairs. PVC double glazed front door. Wall lights.
Lounge:	18'0" x 13'6" Gas fireplace with decorative white marble surround and cast iron insert, Marble and granite hearth. Solid oak floor and solid oak fitted units. Coving and centre piece. TV point.
Kitchen:	13'8" x 11'6" Solid Cherry kitchen with high and low level units and granite work top. Integrated fridge, dishwasher, gas hob, electric oven and extractor fan. 1½ Stainless steel sink with granite top. Mixer tap. Tiled floor and tiled between units. Display units.
Sun Lounge / Dining:	19'1" x 14'1" Double patio PVC doors. Tiled floors. TV point. Archway to kitchen. Double French doors to rear.
Playroom / Bedroom:	15'0" x 10'3" Laminated wooden floor. TV point.
Master Bedroom:	21'8" x 11'4" Fully fitted luxury bedroom furniture consisting of 3 double wardrobes with mirrored doors. Drawers and bedside lockers. Dressing table with mirror above. TV point.
En Suite:	6'5" x 6'5" White Wc, WHB and corner shower with pressure shower. Vanity units under sinks. Fully tiled walls and floor. Heated towel rail.
WC:	WC and WHB, fully tiled.
Utility:	Rustic Pine fitted high and low level units with Belfast sink. Integrated deep fat fryer and ceramic hob and freezer. Plumbed for washing machine. Oil fired central heated boiler. Tiled floor.
Rear Entrance Hall:	PVC double glazed back door.
Bathroom:	10'2" x 9'7" White suite with double ended Jacuzzi bath with telephone taps. Corner shower, WC, WHB with vanity units. Heated towel rail. Fully tiled floor and walls.
Bedroom 2:	15'0" x 10'2" Fitted bedroom furniture with wardrobes, drawers and dressing table. Solid Pine floor.
Bedroom 3:	15'0" x 11'5" Fitted bedroom furniture consisting of 3 double wardrobes. Solid Pine floor. Computer room off the bedroom, which is fully plumbed for an en suite. TV point.
Bedroom 4:	18'2" x 10'1" Fully fitted pine bedroom units, Solid pine floor and velux windows.
Bedroom 5:	14'1" x 9'4" Solid Pine floor.

Separate 2 Bedroom Apartment

Entrance Hall:	White PVC double-glazed door and side panel. Plumbed for washing machine. Tiled floor. Walk in hot press.
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Living area / Dining:	20'7" x 11'10" TV point, Recessed spot lights, display unit with light and built in shelving. TV unit built in.
Kitchen:	8'4" x 7'2" Shaker style maple kitchen with high and low level units. Integrated electric hob, oven, extractor fan and fridge. Tiled floor and between units, 1½ Stainless steel sink and drainer. Velux windows.
Bedroom 1:	18'9" x 8" (Includes en suite) Fitted sliding wardrobes with mirrored doors. Fitted dressing table. TV point.
En suite:	Corner shower with power shower, WC and WHB. Tiled floor and walls.
Bedroom 2:	17'8" X 8'5"(Includes en suite) Fitted sliding wardrobes with mirrored doors. Fitted dressing table. TV point.
En suite:	Corner shower with power shower, WC and WHB. Tiled floor and walls.
Garage:	37'9" x 17'0" Roller door with secure store to rear. Concrete floor, Power and light. Separate central heating system.
Gym:	15'6" x 14'2" Laminated wooden floor. PVC double glazed door to side.
Sun Bed room:	11'4" x 6'8" Tiled floor.
Separate WC and WHB Shower area:	9'11" x 3'10" Tiled floor and around shower.
Office:	10'0" x 9'10" Tiled floor. Telephone point. PVC door to side.

Outside to Front

Tiered garden in lawns with decorative walls and piers.

To Rear

Power floated concrete floor with drainage retaining walls and steps to raised garden with log cabin.

Log Cabin (double glazed)

Reception area, Kitchen, toilet. Decking area to side.

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Website : 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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