



McCAFFREY BROS.

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FOR SALE

BY PRIVATE TREATY

2 CAVANAMARA VIEW, TRILLICK

3/4 BEDROOM SEMI-DETACHED HOUSE WITH GARAGE



We offer for sale the above well appointed dwelling which is conveniently situated close to schools and amenities within the village of Trillick.

The dwelling has been well maintained and improved upon and offers spacious accommodation with enclosed garden and patio area to rear.

Cavanamara View is a small private development which has traditionally shown a strong demand on resale as these properties rarely come to the market.

Items of interest:

- Double glazed windows
- Oil fired central heating
- Garden to front and rear
- 3/4 Bedrooms
- Modern kitchen with tiled floor
- High spec finish throughout
- Convenient location

GROUND FLOOR

Living Room:

16' 10" X 10' 2" Features include cast iron fireplace, wooden floors, bay windows and recess lighting.



Kitchen/dining area:

18' 10" X 9' 11" Fully fitted modern kitchen with marble worktop, dishwasher, cooker and American fridge.



Utility Room:

Fully tiled floors

Downstairs Bedroom/study/family room: 9' 6" X 9' 10"

Downstairs W/C

FIRST FLOOR

Bedroom 1: 13'2" X 10'2" Solid timber floors, en-suite with corner shower unit and tiled floors



Bedroom 2: 13'6" X 10'2"



Bedroom 3: 9'10" X 7'6"



Bathroom: 9'10" X 7'6" Tiled floor corner shower



Garage with boiler room to rear



Gardens to front and rear with paved patio area and enclosed back garden.

Oil fired central heating throughout.

Mains electricity, telephone, water and sewers.

For arrangements to view contact (028) 82-898155

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.