



McCAFFREY BROS.

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25 High Street, Newtownbutler



LOT 1:

We offer for sale this magnificent 4 bedroom detached dwelling situated in the heart of Newtownbutler. This property has been decorated and maintained tastefully to an extremely high standard & would offer spacious accommodation for any family. Early viewing on this property is essential as demand is expected to be high. This house benefits from off street parking, sheds to rear, oil fired central heating, downstairs WC, PVC Double glazed windows and doors.

Special Features

- 4 Bedrooms
- Off street parking to rear.
- Modern kitchen
- PVC double glazed windows
- Oil fired central heating

LOT 2:

For sale by private treaty, 2 sites with full planning permission. This is an increasingly rare opportunity to purchase a site in beautiful Fermanagh.

LOT 3:

For sale by private treaty, spacious commercial property located near the heart of Newtownbutler.

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

MORTGAGE QUATATION IMMEDIATELY THROUGH OUR OFFICE

VIEWING STRICTLY BY APPOINTMENT WITH THE AGENT

- Living Room** 16' 9" x 12' 7". Wooden floor, Cornice Mould & Centre Piece., Open fireplace, TV point. Double panel radiator.
- Kitchen** 18' 8" x 16' 5". Tiled floor & walls. Modern fitted wooden kitchen with fridge freezer, Dishwasher, hob and oven. Cornice Mould & Centre Piece.
- Sitting Room** 13' 1" x 16' 6". Wooden floor, Cornice Mould & Centre Piece, Electric fireplace, Single panel radiator.
- Bathroom (Downstairs)** 8' 2" x 8' 11". Tiled floor & walls. WC, Wash hand basin & Shower.

Kitchen



Living Room



- Bedroom 1** 9' 7" x 11' 9". Tiled floor, Fitted wardrobes, Single panel radiator.
- Bedroom 2** 10' 11" x 16' 6". Wooden floor, Cornice Mould & Centre Piece, Fitted Wardrobe.
- Bedroom 3** 10' 6" x 16' 5". Wooden floor, Cornice Mould & Centre Piece, Fitted Wardrobe.
- Bedroom 4** 12' 4" x 16' 2". Wooden floor, Cornice Mould & Centre Piece, Fitted Wardrobe.

Bedroom



Bathroom



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**Bathroom
(Upstairs)**

9' 3" x 7' 3" Laminate floor & Tiled walls. WC, Wash hand basin, Shower & bath.

Bedroom



Front/Side of Property



2 Building Sites



Commercial Property



VIEWING STRICTLY BY APPOINTMENT WITH THE AGENT

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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