



# 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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## 30 Cloughadavy Road, Magheraveely



Deceptively Spacious Two Bedroom detached Bungalow situated on a circa 1 acre site a short distance from Magheraveely. The Property is well decorated & Maintained throughout and offers potential for a loft conversion (subject to statutory approvals). This property would make an ideal first time buy, early viewing comes highly recommended by the agent.

### Additional Information

- Oil Fired Central Heating
- Alarm Installed
- UPVC Double Glazed Windows & Doors
- Detached Garage with Roller Door – 16'8" x 22'8"
- Separate Paddock Potential for Loft Conversion (Subject to Statuary Approval)

**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** 13'4" x 12'. Open Fireplace with attractive surround and marble hearth. T.V Point. Well decorated

**Kitchen/ Dinette** 12' x 19'10" (At widest point). Range of High and Low Level Units, Range Cooker, Built In Oven and Hob, Plumbed for Washing Machine, Part tiled Walls, Ample Dining Space.

**Bathroom** 8'1" x 10'. WC, WHB, Panelled Bath with Shower Over, Separate Shower Cubicle (Electric).

**Kitchen**



**Living Room**



**Bedroom 1** 11'9" x 10'1".

**Bedroom 2** 11' x 11'8". Built In Wardrobe.

**Bedroom**



**Bathroom**



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**Front Garden**



**Front of Property**



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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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