



McCAFFREY BROS.

ESTATE AGENTS AUCTIONEERS

VALUERS

INSURANCE AGENTS

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

38A MAIN STREET
DROMORE
CO. TYRONE
TEL: 028 82 892155

www.mccaffreybros.com

41 Kilmacrannell, Lisnaskea



We offer for sale this superb 3 bedroom property on an Elevated Site With Adjoining Building Site. Situated in a very attractive location this property benefits from picturesque views of the surrounding countryside and lakes. Early viewing on this property is essential as demand is expected to be high. Mature garden and grounds to include fish pond and extensive flagged/paved patio areas. Bungalow designed to accommodate 2 additional bedrooms and bathroom at first floor level – Building Control Consent already applied for and plans available to potential purchasers. Integrated garage with electric up/over door.

Offered for sale as one Lot or in two separate Lots namely: -

Lot 1: Bungalow and its own grounds.

Lot 2: Adjoining Building Site.

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' 7" x 11' 8". Fireplace with timber surround. Corniced ceiling and centrepiece. Double doors through to Dining Room.

Kitchen 15' 6" x 13' 3". Oak Kitchen with built-in low level oven, 4 plate ceramic hob and extractor fan. Timber pine ceiling and ceramic tiled floor finish.

Bathroom 9'8" x 8'1" (measurement includes hot press). Fitted 3 piece ivory suite. Walls part tiled. Ceramic tiled floor finish. Built-in fully tiled shower with electric shower fitting. Timber panelled ceiling.

Dining Room 11'8" x 8'9". Double glazed patio doors to front elevation. Corniced ceiling and centre piece.

Kitchen



Sun Room



Bedroom 1 13' 9" x 9' 8". Fitted wardrobe unit. Built-in wardrobe.

Bedroom 2 10' 6" x 9' 5" Timber laminate floor finish. Built-in bedroom units.

Bedroom 3 10' 9" x 10' 3".

Utility Room 12' 4" x 6' 6". S.s. sink unit and fitted low level cupboards. Tiled floor finish. P.pt's. for washing machine and tumble drier.

Sun Room 11' 3" x 9' 4" (maximum measurement). French doors opening out to flagged patio area.

Hallway: 6' 6" x 15' 2". PVC front door and side screen. Corniced ceiling and centrepiece.

Back



LOT 2 : Building Site



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MORTGAGE QUATATION IMMEDIATELY THROUGH OUR OFFICE

Slingsby type ladder access to floored roof space.

Outside: -

Integral Garage: 11'6" x 18' 5" Electric up/over door. Tarmac driveway, forecourt and parking area. Extensive flagged/paved patio areas to side and rear. Beautifully maintained garden and grounds well screened by perimeter evergreen hedging.

LOT 2: BUILDING SITE ADJOINING BUNGALOW.



Site adjoins existing bungalow and is presently laid out as lawned amenity area to bungalow.

All mains service connections available on road frontage to site.

Current Annual Rates £705.

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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