



McCAFFREY BROS.

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Kilroot - Newtownbutler



This stylish property offers a modern style detached residence with delightfully finished internal rooms to provide comfortable living accommodation, situated on a mature site, a mere 2 miles from Newtownbutler and a short commuting distance from Clones this property provides a great opportunity to purchase a beautiful family home.

Special Features

- Oil Fired Central Heating
- PVC Double Glazing
- Fully Fitted Modern Kitchen
- Attractively Laid Out Interior
- Spacious Living Accommodation
- Situated on Good Sized Site
- Convenient To Newtownbutler And Clones
- Ideal Family Home

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 15'10 x 13'0. Marble fireplace surround with cast iron inset and granite hearth, solid Oak floor, French doors leading to rear garden.

Kitchen/ Dinette 28'7 x 12'11. Fully fitted modern kitchen with full range of high and low level units tiled in between glazed display unit, stainless steel sink unit, electric hob oven and grill, integrated fridge freezer, extractor fan, basket units, Stanley oil fired cooker with stonework feature, low voltage ceiling lights, double doors to lounge and French doors to gardens.

Bathroom 9'0 x 7'4. 3 piece white suite with electric shower fitting over bath

Kitchen



Living Room



Bedroom 1 13'0 x 10'10. Laminate floor, walk in wardrobe
Ensuite: 9'1 x 5'3. Wc and Whb, step in shower cubicle with electric shower fitting, fully PVC cladded walls

Bedroom 2 13'2 x 11'9. Laminate floor.

Bedroom 3 12'11 x 11'9. Laminate floor, fitted wardrobe, overhead storage

Entrance Hall



Bathroom



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- Utility Room** 9'5 x 8'6. PVC exterior door, alarm system, plumbed for washing machine, stainless steel sink unit, tiled splashback.
- Entrance Hall** 13'5 x 8'2 + 7'2 x 3'6. With solid Oak floor, hardwood exterior door with glazed side panel, low voltage ceiling lights, walk in hotpress.

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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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