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# 3 bedroom detached house for sale, Enniskillen Road Fermanagh, Ballinamallard BT9

Location **Northern Ireland, County Fermanagh**
https://www.freeadsz.co.uk/x-162232-z

This semi detached house is located on the Enniskillen Road in Ballinamallard and has stunning river views. The accommodation comprises of 3 bedrooms, living room with feature fireplace and open fire, fully fitted kitchen with a good range of high & low level units and bathroom. The outside has a fully enclosed back garden paved/lawn, detached garage and parking space. The heating system is oil fired with a solid fuel open fire in the living room & dining room. This property is within easy access of local amenities including shops, schools etc as well as access to the main arterial roads for commuters.Pay as you go electricFully double glazedOil + solid fuel heating GROUND FLOOREntrance Hall 5'5" x 14'9": PVC Door. Laminate wood floor.Lounge: 13'4" x 12'0" (into bay) Open fire with wood/tile surround and hearth. Laminate wood floor.Dining Room: 14'3" x 9'5" Open fire with back boiler and tiled surround and hearth.Kitchen: 10'6" x 8'10" Fitted high and low level units, washing machine plumbing. Larder, oil fired boiler, understairs cloak. Tiled floor and part tiled walls. Door to side.FIRST FLOORLANDINGBedroom 1: 11'10" x 10'4" (into bay)Bedroom 2: 10'3" x 8'5"Bedroom 3: 13'4" x 9'10" less 6'5" x 2'11" Hotpress.Bathroom: 10'5" x 8'10" Bath, Wc, Whb. Part tiled walls.OUTSIDEDetached Garage: Garage - 9'4" x 23'5"Fuel Store. PVC Oil tank.Large enclosed garden area with small out.

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