



FOR SALE

This attractive detached 3 bedroom property with its detached garage, is appointed throughout to a high specification, and is offered for sale as a new property. Ideally located in a quiet cul de sac within an established development, the property is close to all amenities associated with Kesh village. The present owner had this property as a holiday let so therefore the property is presented to a high standard and is in good decorative order.

Viewing is essential to really appreciate what this property has to offer!

74 Castle Manor

Kesh

Co Fermanagh

BT93 1RT

Asking Price: £144.000

EPC NO: 9063-2964-0222-9405-0665



- **3 Bedrooms, 2 Reception Rooms, 3 Bathrooms**
- **PVC Double Glazed Windows and Doors**
- **Oil Fired Central Heating**
- **High Specification Throughout**
- **Pine Doors & Skirting Throughout**
- **New Carpets Throughout**
- **Detached Garage**
- **Private Enclosed Garden to the Rear**
- **Driveway Provides Ample Parking for Several Cars**
- **Rates Per Year: £1017 Approximately**

- **Property Size: 1493 square feet**
- **Close Proximity to Kesh Village**
- **Ideal for a holiday home**

This deceptively spacious 3 bedroom detached property, beautifully presented in a convenient location situated within a select development close to Kesh, schools and amenities associated with the village. The property is approximately 15 miles from the town of Enniskillen, and approximately 5 miles from Irvinestown. Good base for touring Fermanagh, Tyrone and exploring Donegal with its world famous beaches. Within easy reach of local attractions and leisure pursuits including Scenic Route, Castle Archdale Country Park, Manor House Hotel and Fermanagh Lakes. This property is located within close proximity from the village of Kesh, 10 miles from Belleek, 15 miles to Enniskillen and 15 miles to Donegal. All rooms are presented in bright fresh décor.

Accommodation Comprises:

Entrance Hall: 15'3 x 8'1 The entrance hall has a storage cupboard under the stairs. Telephone point, Pine staircase, PVC glazed exterior.



Living Room: 14'8 x 13'0

Laminate floor, TV point, Pine fireplace surround and tiled inset.



Dining Room: 10'9 x 10'5 French doors leads to the living room, patio doors leads to paved patio area, laminate floor.



Kitchen: 22'8 x 10'9 Attractive kitchen offers an array of fitted units, gazed unit with wine rack, Range Master cooker, hob, large electric oven, integrated dishwasher, laminated worktop, stainless steel sink unit with single drainer, stainless steel electric extractor fan, tiled between cupboards, tiled floor, PVC exterior door and door leads to utility room.



Utility Room: 8'2 x 8'1

A range of fitted cupboards, stainless steel sink unit, plumbed for washing machine and dryer, tiled floor, laminated worktop, tiled between cupboards.



Downstairs Toilet: 5'7 x 3'5

Corner wash hand basin, toilet, tiled splash back, tiled floor.



First Floor:-

Landing: 14'5 x 3'2

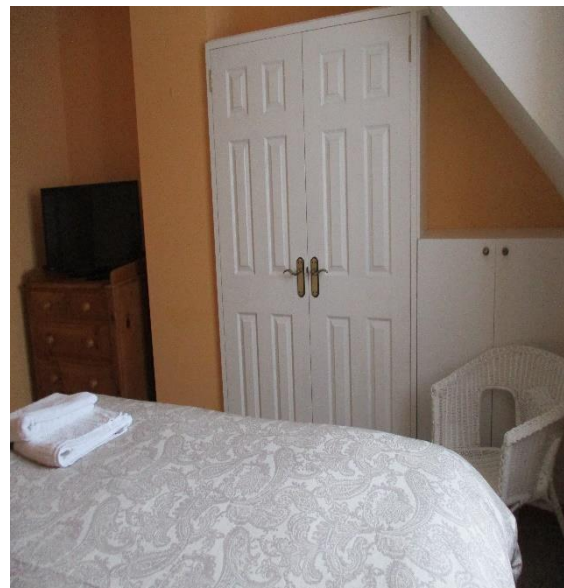
A hot press is off the landing and there is also access to a loft space.

Master Bedroom: 12'4 x 12'1 Superb bedroom, TV point.

Ensuite: 8'7 x 2'10 Walkin corner shower cubicle with shower, toilet, wash hand basin, partly tiled walls, fully tiled walls in shower, tiled floor. Toilet holder, towel holder and soap dish.



Bedroom (2): 11'9 x 10'1
Built in single wardrobe, 3 x double sockets, telephone point and TV point.



Bedroom (3): 12'0 x 9'9

Built in sliding robes.



Main Bathroom: 10'6 x 7'3

3 piece bathroom suite includes walk in corner shower cubicle with electric shower, corner bath, toilet, wash hand basin, heated towel rail, tiled floor, partly tiled walls, velux window.



Outside:-

Garage: 24'5 x 14'10

Side door entrance to rear garden.



To the front of the home is a tarmac driveway to garage. The driveway provides ample parking for several cars. To the front has a gravelled area with a selection of shrubs. A private enclosed rear garden is fenced with a perimeter fence with wooden side gate access to driveway. The rear garden is mostly laid in paving leaving it maintenance free. Outside water tap.

FOR FURTHER DETAILS CONTACT

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Disclaimer:

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	69	70
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

Technical Information

Main heating type and fuel: Boiler and radiators, oil
Total floor area: 117 m²
Primary energy use: 163 kWh/m² per year
Approximate CO₂ emissions: 41 kg/m² per year
Dwelling type: Detached house

Benchmarks

Average for
 Northern Ireland

D60

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