



## **FOR SALE**

**This pleasant detached 3 bedroom bungalow which has been maintained to a good standard throughout, is situated within a countryside setting it provides easy access to County Donegal in addition to the attractions offered by County Fermanagh. The property is set in its own private enclosed/grounds, extending to a lawn area which leads to the river's edge. The property is approximately 4.5 miles from Kesh, 16 miles to Castlederg, 0.75 miles to Pettigo and located close distance to Lower Lough Erne. Ideal location for a holiday home.**

***Viewing is recommended to appreciate what this property has to offer!***

**181 Pettigo Road  
Aghalaan  
Kesh  
Co Fermanagh  
BT93 8DE**

**Asking Price: £135,000  
EPC NO: 9373-2905-0598-9491-5921**



**3 Bedrooms, 2 Reception Rooms, 3 Bathrooms**

- **PVC Double Glazing**
- **Oil Fired Central Heating**
- **Spacious Garden Areas**
- **Detached Garage/Workshop**
- **Pillared Entrance to Property**

- Driveway Provides Ample Parking for Several Cars
- Rates : £ 1099 Approximately
- Property Size: 1,636 Sq Feet
- Delightful Countryside Location
- 0.75 miles to Local Shop/Filling station in Pettigo
- Ideal for a holiday or Retirement Bungalow

This property has been maintained to a good standard throughout. In brief the accommodation consists of an entrance hallway, large bright lounge, a separate dining room extended from the kitchen. The property is approximately 4.5 miles from Kesh, 16 miles to Castlederg, 0.75 miles to Pettigo and located close distance to Lower Lough Erne.

**Accommodation Comprises:**

**Entrance Porch: 4'4 x 3'11      PVC glazed exterior door, tiled floor.**



**Hallway: 16'8 x 4'7 & 6'10 x 4'8 & 8'7 x 4'2  
PVC glazed door to entrance porch, dado rail, storage cupboard and hotpress.**



**Living Room: 23'0 x 16'6**

**A spacious attractive room with dual aspect bay windows. The patio doors leads to a paved patio area. TV point and telephone point.**



**Kitchen: 16'11 x 13'0**

**A range of high and low level cupboards. Integrated electric oven, hob, electric extractor fan, dresser with cupboards and shelving, plumbed for washing machine, laminated worktop, stainless steel sink unit, dual aspect windows, built in larder cupboard, part tiled between cupboards, PVC exterior door leads to concrete and garden areas.**



**Dining / Family Room: 12'8 x 9'11 Bay window.**



**Master Bedroom: 13'1 x 9'11'    2 x Double built in wardrobes.**  
**Ensuite: 9'10 x 9'9    White suite includes bath, toilet, wash hand basin, partly tiled walls.**



**Bedroom (2): 12'0 x 11'2    1 x Double built in wardrobe.**

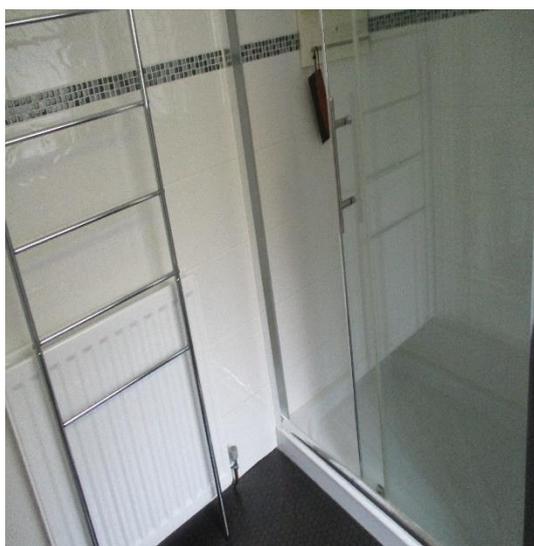




**Bedroom (3): 15'1 x 14'3      3 x Single built in wardrobes.**



**Bathroom: 7'6 x 6'4      Bathroom suite includes large walk in shower cubicle, pedestal sink, toilet, fully tiled walls and heated towel rail.**



**Separate Toilet: 4'3 x 3'6      Toilet and sink.**



**OUTSIDE:** The property is accessed via an entrance with pillars, leading to a tarmac driveway with off street parking for several cars. To the front, side and rear of the property, private garden grounds are bordered by walls, hedging and fencing. To the front is a lawn area bordered by a wall with railings, concrete pathway to front gate, mature shrubs. To the rear the gardens are mainly lawn areas leading to the river with a backdrop of mature hedging. An additional paved patio area which can be accessed directly from the Living Room, thus providing an ideal spot to relax and enjoy the countryside setting. Garage/sheds: Provides useful storage. Boiler inside garage.





**Energy Efficiency Rating**

	Current	Potential
<b>Very energy efficient - lower running costs</b>		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68		57
<b>E</b> 39-54	41	
<b>F</b> 21-38		
<b>G</b> 1-20		
<b>Not energy efficient - higher running costs</b>		

**Technical Information**

***Viewing by Appointment Only***

**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