

**'Moonfleet',
18 Church Hill Road,
Derrygonnelly, Enniskillen, BT93 6EW**



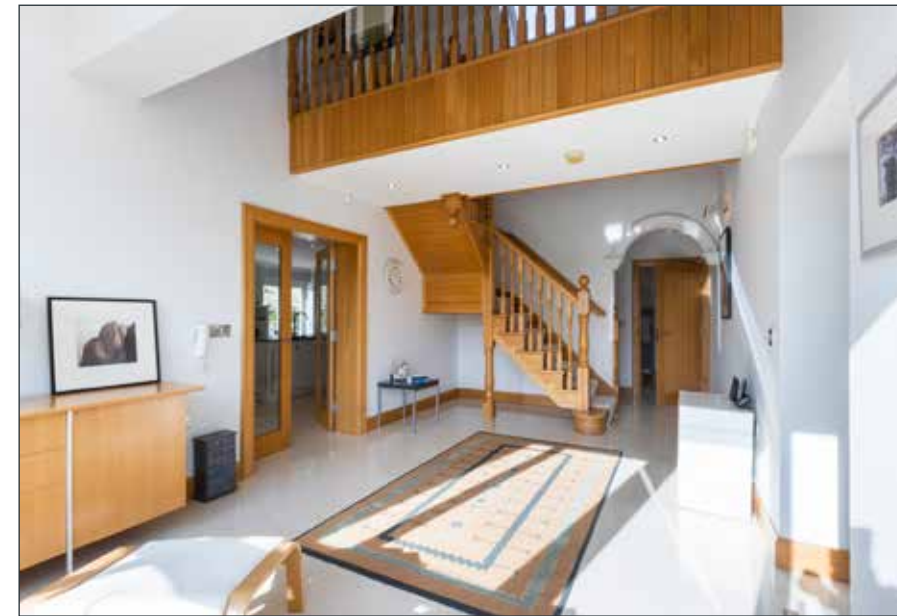
Asking Price £625,000

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Magnificent Architect Designed Detached Family Residence Constructed In 2011
- Exceptional Location Extending To 1.75 Acres
- Manicured Lawns, Mature Shrub Borders & Lake Views
- High Standard Of Specification/Presentation Throughout
- Accommodation Extends To Approximately 3,600 Sq Ft
- Four Double Bedrooms (All With Ensuite Facilities)
- Three Separate Reception Rooms
- High Quality Kitchen With Central Island And Range Of Integrated Appliances
- Magnificent Aga Range Extended With Additional Gas Hob & Electric Fan Oven
- Large Utility Room And Downstairs Cloakroom
- Solar Water Heating System & Oil Fired Boiler
- Underfloor Heating Throughout
- Hyperfast Fibre Broadband Available With Up To 1Gb Capability
- Central Vac System
- Alarm System
- Large Detached Garage With Gym Above
- Generous Driveway Parking
- Remote Control Electric Cast Iron Gates
- Large South Facing Rear Patio With Outdoor Lighting Ideal For Entertaining
- Popular And Convenient Location On Periphery Of Enniskillen And Close To The Lough Erne Golf Resort With Belfast Approximately 90 Minutes Away



SUMMARY

We are delighted to offer for sale what is undoubtedly one of the finest homes to come to the market within the County Fermanagh area in recent years. This unique, architect designed, individual property was constructed in 2011 and provides beautifully proportioned family accommodation which extends to approximately 3,600 sq ft.

The downstairs layout provides a plethora of reception accommodation including formal drawing room, living room, and sun room together with a stunning open plan kitchen with casual dining area and a guest bedroom with ensuite.

To the first floor are three further double bedrooms all with high quality ensuite facilities. The property has recently benefited from professional redecoration throughout.

Externally the property is positioned on a magnificent site extending to approximately 1.75 acres of well-manicured gardens with lake views and a large detached garage with gym above and excellent parking facilities.

Beautifully located in one of Fermanagh's most sought after areas, the property is approximately 10 minutes from Enniskillen and is within a short drive of the award winning Lough Erne Golf Resort and just 30 minutes to the Atlantic Coast of County Donegal or County Sligo.

Viewing of this exceptional property is strictly by private appointment through our South Belfast office on 028 9066 8888.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

PVC door to entrance hall. Porcelain tiled floor.



DRAWING ROOM:

17' 11" x 14' 8" (5.46m x 4.47m)

Attractive marble fireplace with gas fire. Wood effect tiled flooring. Cornice ceiling. Low voltage lighting.

LIVING ROOM:

17' 10" x 14' 11" (5.44m x 4.55m)

Cornice ceiling. Gas stove. Low voltage lighting. Double doors to rear patio.





KITCHEN WITH DINING AREA:
25' 9" x 17' 11" (7.85m x 5.46m)

Excellent range of high and low level units. Central island unit with 1.5 tub single drainer sink unit. Marble worktops. Aga range. Recess for American style fridge freezer. Integrated dishwasher. Three sets of double doors to south facing patio area. Open plan to...





SUN ROOM:
14' 10" x 14' 9" (4.52m x 4.5m)

Woodburning stove. Low voltage lighting. Ceramic tiled floor. Double doors to patio.

BEDROOM (4):
12' 0" x 10' 4" (3.66m x 3.15m)

ENSUITE:

Double shower enclosure, fully tiled with drench shower head and additional shower attachment. Low flush WC. Wash hand basin. Heated towel rail. Fully tiled walls and floor.

UTILITY ROOM:
12' 0" x 11' 4" (3.66m x 3.45m)

Excellent range of high and low level units. Single drainer sink unit. Plumbed for washing machine.



CLOAKROOM:

Low flush WC. Wash hand basin. Additional storage cupboard.





FIRST FLOOR

MASTER BEDROOM:

16' 3" x 14' 8" (4.95m x 4.47m)

ENSUITE:

Contemporary white suite. Freestanding bath with mixer taps and telephone hand shower. Walk-in shower enclosure with drench shower head and telephone hand shower. Low flush WC. Twin wash hand basin with vanity unit. Fully tiled walls and floor.

FULLY FITTED DRESSING AREA:

14' 6" x 4' 7" (4.42m x 1.4m)

Mirrored Sliderobes.





BEDROOM (2):
17' 4" x 14' 11" (5.28m x 4.55m)

Built-in mirrored Sliderobe.

ENSUITE:

Double shower enclosure, fully tiled with drench shower head and additional shower attachment. Low flush WC. Wash hand basin. Heated towel rail. Fully tiled walls and floor.

BEDROOM (3):
15' 9" x 12' 0" (4.8m x 3.66m)

Built-in mirrored Sliderobe.

ENSUITE:

Double shower enclosure, fully tiled with drench shower head and additional shower attachment. Low flush WC. Wash hand basin. Heated towel rail. Fully tiled walls and floor.

LANDING:

Airing cupboard.

OUTSIDE

DOUBLE DETACHED GARAGE:
23' 0" x 17' 11" (7.01m x 5.46m)

Remote control roller door. Light and power.

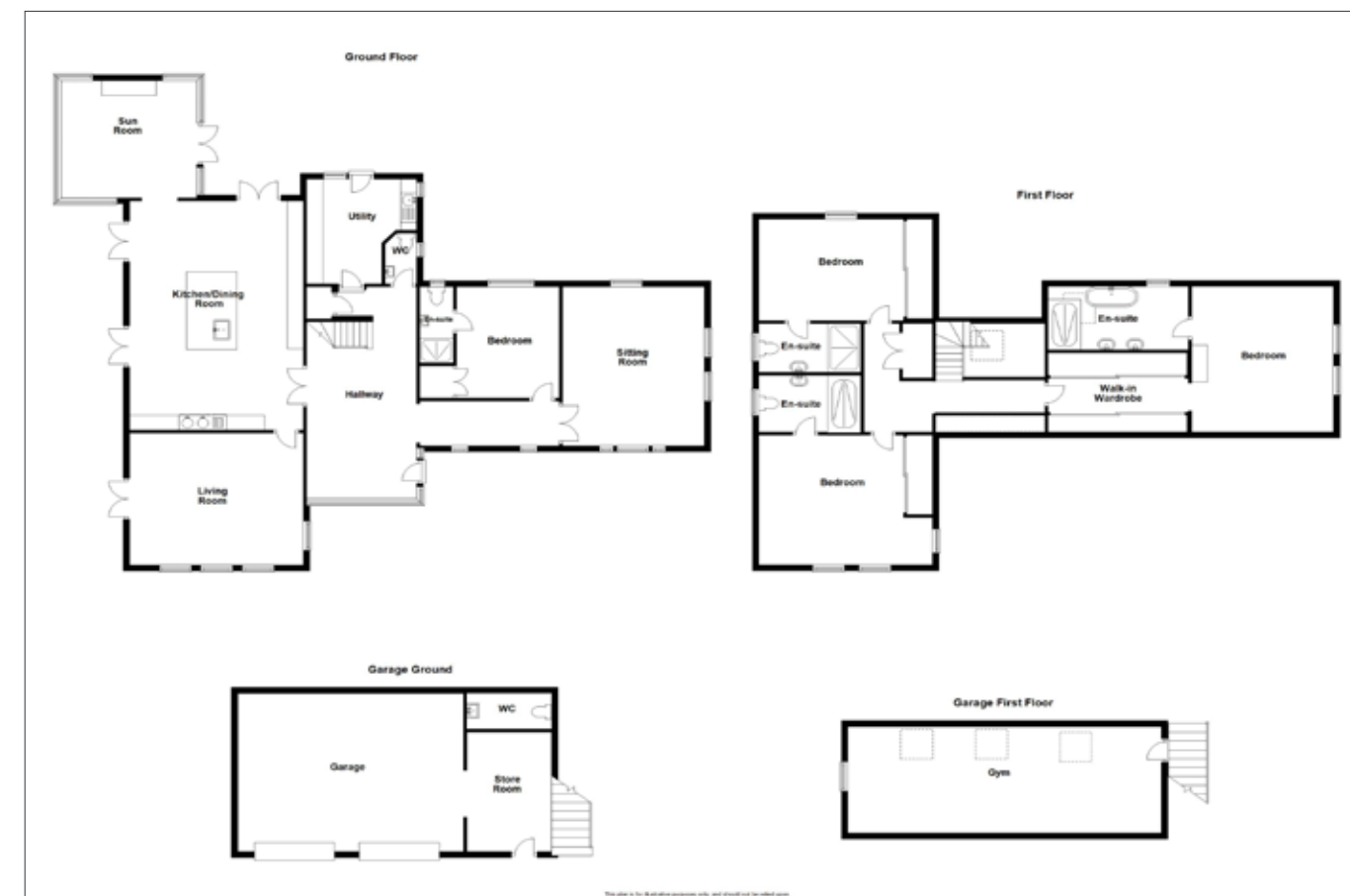
PLAYROOM/GAMES ROOM
ABOVE:
32' 4" x 12' 0" (9.86m x 3.66m)



GARDEN STORE:
13' 4" x 8' 10" (4.06m x 2.69m)

Belfast sink and WC.

Extensive site extending to 1.75 acres in lawns. Access through electric gates to generous parking area.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com

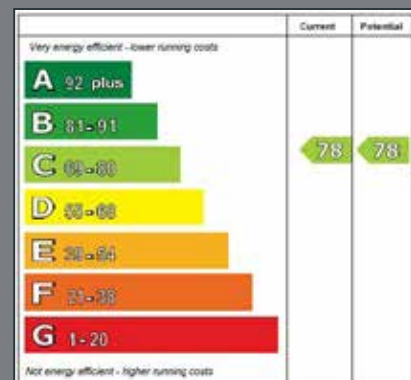


Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/D/22/SO



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