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For Sale

Charming 3 Bedroom Semi-Detached Chalet Bungalow

14 Makenny Crescent
Ballinamallard
Co Fermanagh

RESIDENTIAL



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Semi-Detached Bungalow

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Ballinamallard
Co Fermanagh
BT94 2GD

RESIDENTIAL

EPC

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 61 | 66 |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Location

Welcome to 14 Makenny Crescent, a delightful private residence nestled in the picturesque village of Ballinamallard. This beautifully maintained home offers a perfect blend of comfort, style, and tranquillity. Ballinamallard is located approximately 10 miles north of Enniskillen thus benefiting from ease of access to the wide range of shops, schools and amenities therein.

Description

This charming three-bedroom semi-detached Chalet bungalow is situated in the heart of Ballinamallard, a village known for its scenic beauty and strong sense of community. The property boasts a warm and inviting interior, perfect for families or individuals seeking a peaceful retreat.

The ground floor features a spacious living room, an open plan Kitchen/ dining area, Master Bathroom and a Bedroom. The kitchen opens out to an easily maintained concrete yard in addition to a block built garage perfect for additional storage. The living room comprises a large solid fuel burning stove with a back boiler which creates a cosy environment whilst heating the entire home.

The first floor comprises two generous bedrooms and a storage cupboard. As an added bonus this appealing home offers a large lawn/garden area perfect for family time outdoors and indeed your very own vegetable patch/ sheep paddock! Furthermore to the front of the property the area has been fully laid in tarmac enabling comfortable parking for 4 vehicles.

This unique property is sure to attract lots of interest therefore we would urge all interested parties to contact our office at their earliest convenience to avoid disappointment.

Accommodation

We have measured the property in accordance with the RICS Code of measuring practice 6th Edition and would note the following approximate areas:-

Ground Floor

Kitchen/ Dining Room : 8.31m x 2.9m
Bathroom : 2.5m x 2.2m

Lounge : 5.2m x 3.6m
Bedroom 1 : 3.3m x 2.7m

Loft :

Bedroom 2 : 3.51m x 3.9m

Bedroom 3 : 2.78m x 3.9m

Rates

We have been advised by the Land and property services of the following:

Estimated Annual Rates Payable for 2024/25: £870.84.

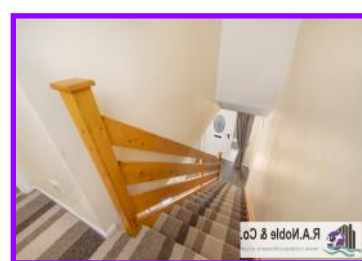
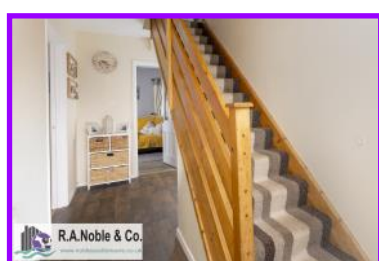
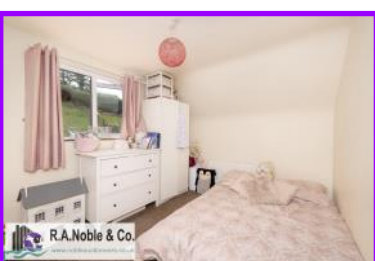
Sales Details

We are seeking offers of region of £149,950.

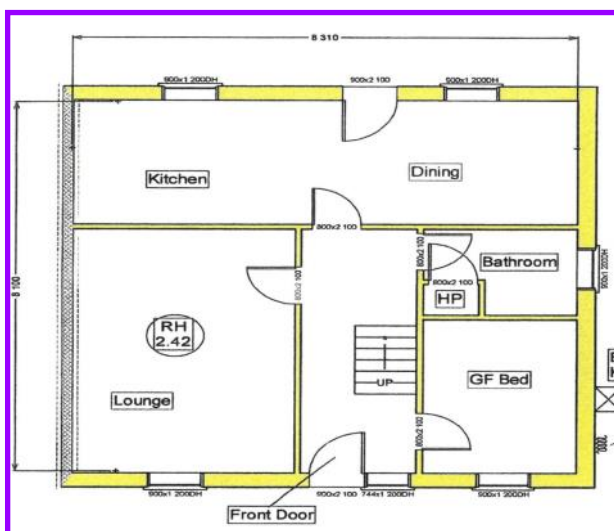


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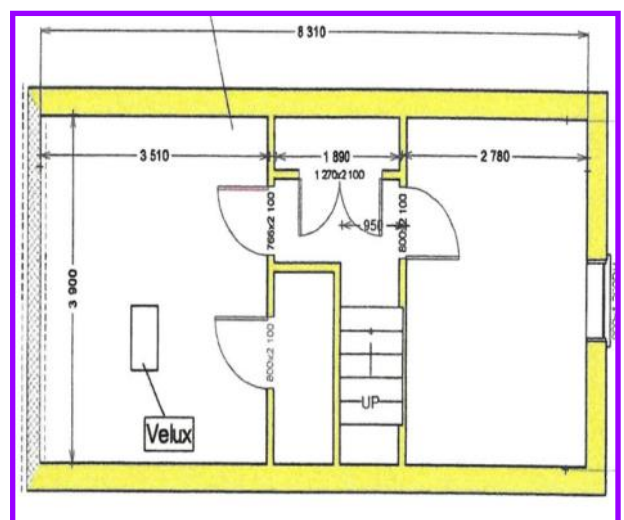
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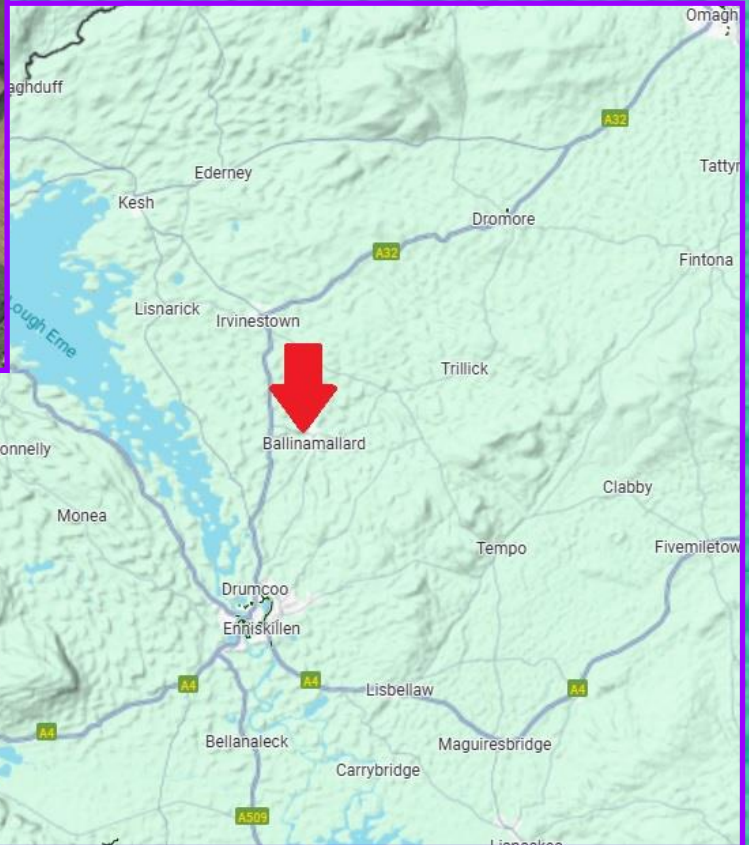
Ground Floor Plan



First Floor Plan



Location Maps



FOR INDICATIVE PURPOSES ONLY

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property
professionalism
worldwide

MISREPRESENTATION ACT 1967

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