



07729262655 or 07773060036

## **FOR SALE**

**An opportunity to acquire this 4 bedroom property with detached garage and a range of outbuildings, priced to sell, offers a good deal of potential as it now requires upgrading and renovation throughout. This property occupies a rural position with road frontage, located approximately 3 miles to Irvinestown, Kesh and Ederney, and approximately 12 miles from Enniskillen town. If one would like a challenge, this property would suit them.**

**98 Ardvarney Road  
Irvinestown  
Enniskillen  
Co Fermanagh  
BT94 1JQ**

**ASKING PRICE: £55,000 (Negotiable)**



- **An Excellent Opportunity to make a Comfortable Home by Modernising and Upgrading**
- **4 Bedrooms, 3 Living Rooms, 2 Bathrooms**
- **Double Glazed Windows, PVC Exterior Doors**
- **Some Damp on the wall leading from kitchen to family room**
- **Oil Fired Central Heating**
- **Countryside Setting**

- Approximately 3 miles from Irvinestown, Kesh and Ederney
- Roadside Frontage
- Approximately 12 Miles to Enniskillen
- Suitable for a small Business regarding the outbuildings

**This Property has a garden, outbuildings with roadside frontage, located close to Kesh, Irvinestown, Ederney and approximately 12 miles from Enniskillen Town. The property requires upgrading, renovation throughout.**

**Viewing is Recommended to Appreciate the Potential!**

**Accommodation Comprises:**

**Hallway:                    8'1 x 3'3  
                                  & 7'3 x 5'3                    PVC Exterior front door.**



**Lounge:    17'2 x 12'4    Open fireplace with stone surround, stone hearth.**



**Living Room: 14'3 x 14'2** Open fireplace with tiled surround, tiled inset, tiled hearth, wooden floor boards. Door leads to rear hallway.



**Rear Hallway: 12'8 x 5'0** Tiled floor. **Downstairs Toilet: 5'1 x 2'4**



**Living Room (2): 13'3 x 10'1** Tiled fireplace and understairs storage cupboard.



**Kitchen: 11'7 x 8'5** Newly fitted high and low level cupboards, laminated worktop, integrated oven, tiled between cupboards, plumbed for washing machine, stainless sink unit, hob and extractor fan, archway

leading to family room. Some damp on the wall leading to the family room.



**Family Room: 16'5 x 7'3 Aga cooker, tiled splashback, shelving.**



**Landing: 23'11 x 4'0 & 18'9 x 6'0 Double storage cupboards.**



**Bedroom (1): 8'9 x 8'3  
Bedroom (2): 9'5 x 8'2**

**Bathroom: 8'9 x 4'11** White suite includes bath, sink, partly tiled walls and spacious hotpress.



**Separate Toilet: 5'7 x 3'7**



**Bedroom (3): 14'8 x 14'8**



**Bedroom (4): 14'8 x 13'8** Dual aspect windows, wooden floor, tiled fireplace. Connecting room could be a dressing room or ensuite. 14'9 x 5'1 wooden floor.



## **OUTSIDE**

### **Garage and outbuildings.**

**Immediately abutting the house on one side is a mature garden which has the potential to develop further. The garden is predominantly grassed with hedging around the perimeter. There is an off street parking area to the rear of the property. To the front is a surrounding wall and a gate leading to steps to front door.**



**Viewing is by Appointment Only!**

**FOR FURTHER DETAILS  
CONTACT A&S Property Sales  
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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.