


A yellow triangular logo with the letters 'OKT' in black, stacked vertically. The 'O' and 'K' are on the top line, and the 'T' is on the bottom line.

OK
T

A photograph of a single-story detached house with a grey tiled roof, a chimney, and a bay window. The house has a light-colored exterior and a teal door. It is surrounded by greenery and a paved driveway. The sky is blue with some clouds.

FOR SALE (Due to Abortive Negotiations)

33 Carnwood, Lisnaskea, Fermanagh, BT92 0LF

4 Bed , 2 Reception, Detached Dwelling

LOCATION

Lisnaskea is the second biggest settlement in County Fermanagh situated approximately 11.5 miles south east of Enniskillen and c. 12 miles south west of Fivemiletown.

The property is situated within the residential development of Carnwood off the Nutfield Road on the northern periphery of Lisnaskea approximately 1 mile from the town centre.

DESCRIPTION

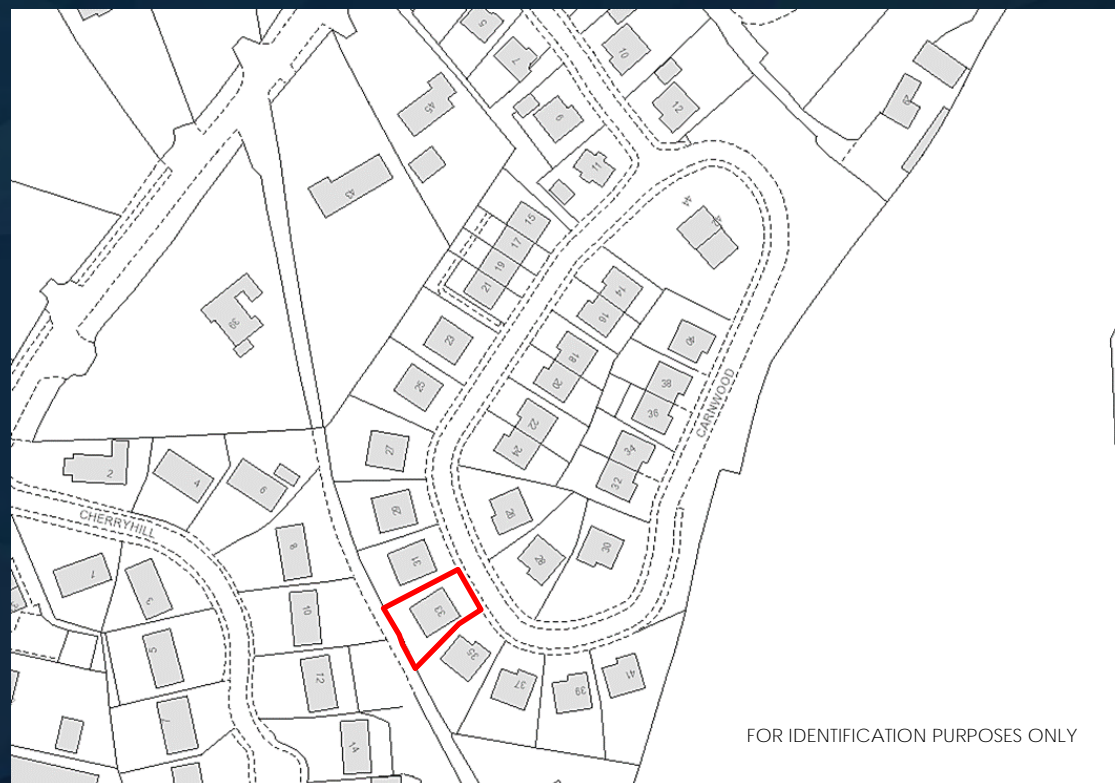
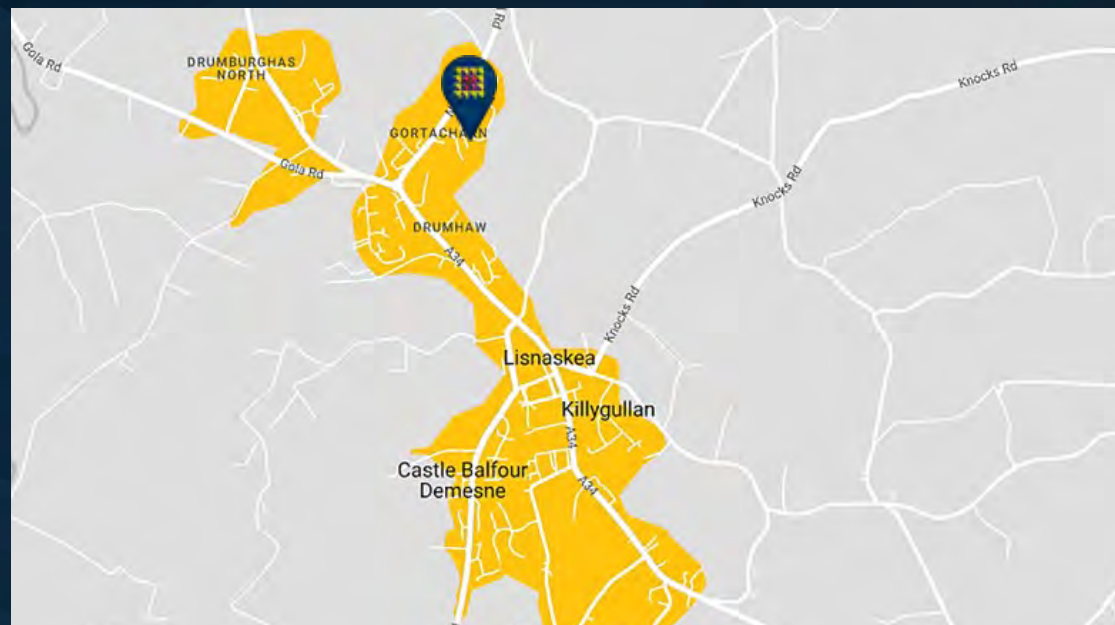
The subject comprises a split level detached dwelling with private driveway and enclosed rear garden.

Internally the accommodation is arranged over 3 floors and comprises 2 receptions, 4 bedrooms to include 3 with en-suites, kitchen / dining, utility, bathroom and w.c.

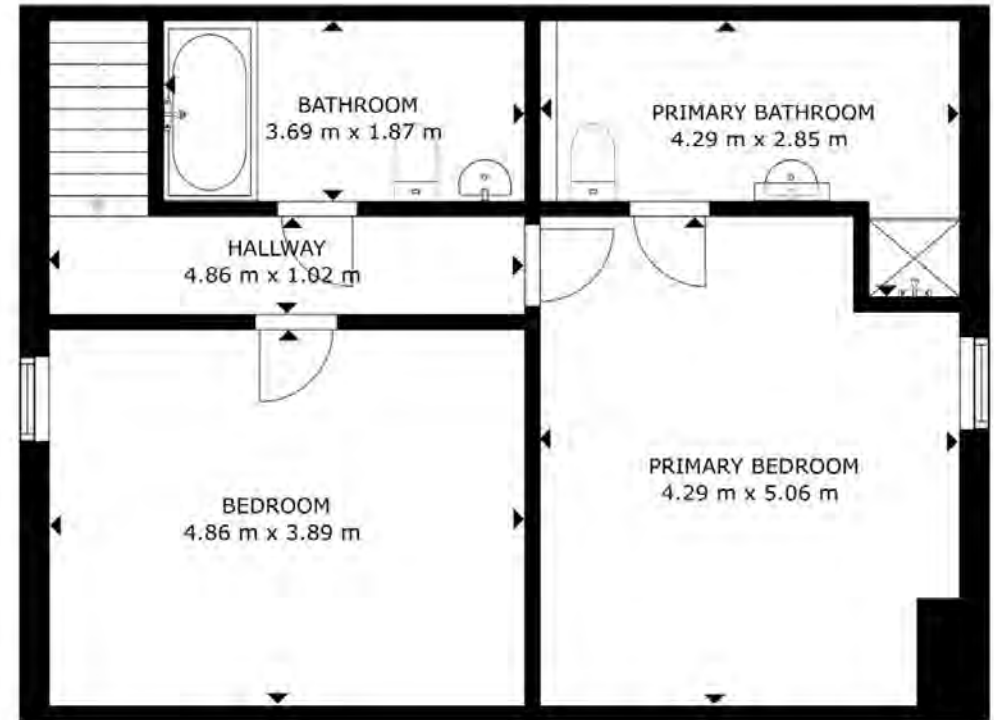
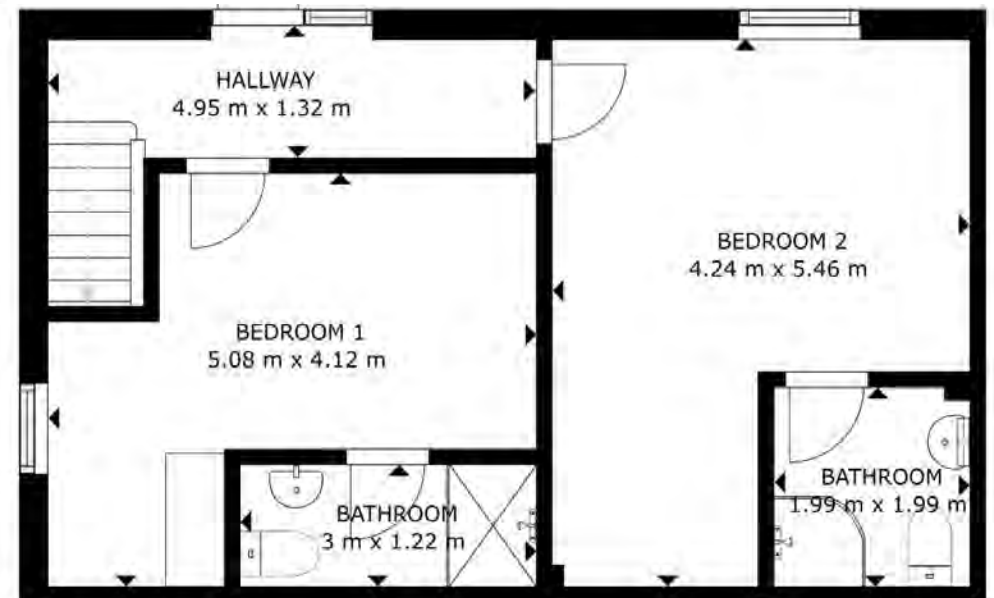
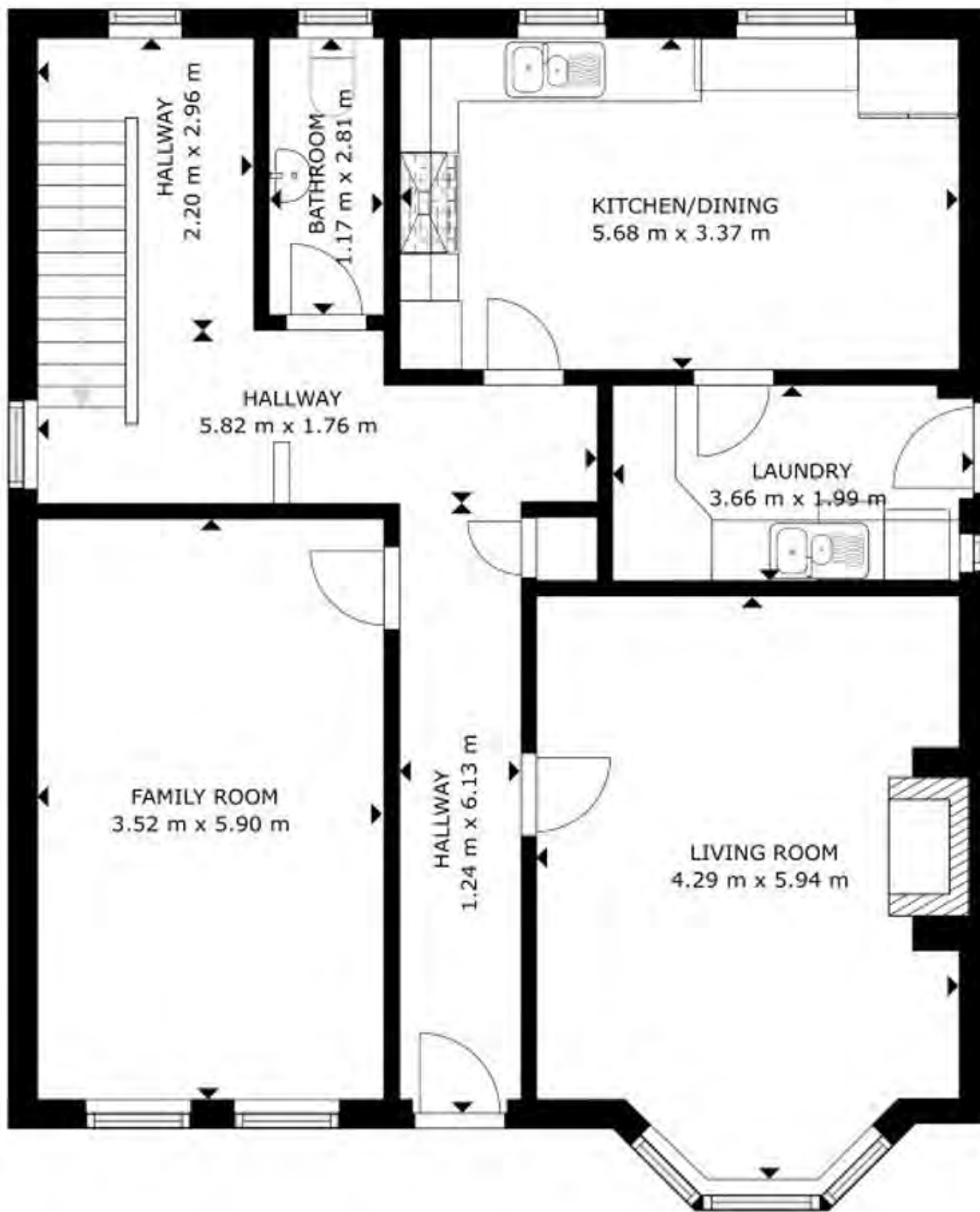
The property is heated by oil fired central heating.

ACCOMMODATION

Description	Area (m)
LOWER GROUND FLOOR	
Bedroom 1 with en-suite	5.08 x 4.12
Bedroom 2 with en-suite	4.24 x 5.46
GROUND FLOOR	
Living Room	4.29 x 5.94
Family Room	3.52 x 5.90
Kitchen / Dining	5.68 x 3.37
Laundry	3.66 x 1.99
W.C	1.17 x 2.81
FIRST FLOOR	
Bedroom 3	4.29 x 5.06
En-suite	4.29 x 2.85
Bedroom 4	4.86 x 3.89
Bathroom	3.69 x 1.87



FOR IDENTIFICATION PURPOSES ONLY

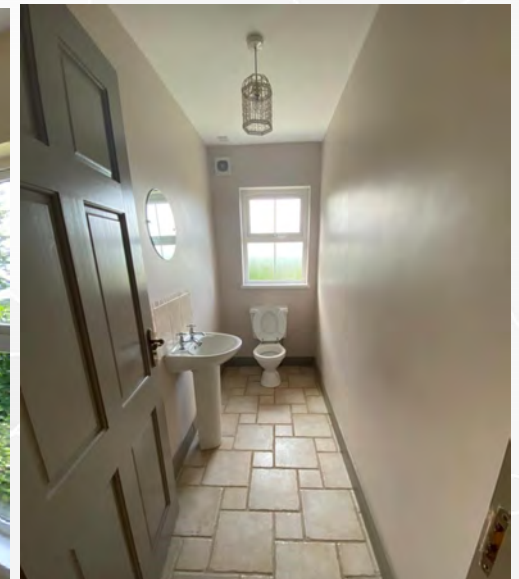


33 CARNWOOD, LISNASKEA, FERMANAGH, BT92 0LF - FLOOR PLANS



**33 CARNWOOD, LISNASKEA,
FERMANAGH, BT92 0LF**

4 BED, 2 RECEPTION, DETACHED DWELLING



SALES DETAILS

PRICE: Offers in the region of £165,000

TITLE: We assume the property is held under freehold title

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

EPC CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	63 D
39-54	E		
21-38	F		
1-20	G		



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.