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FOR SALE

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

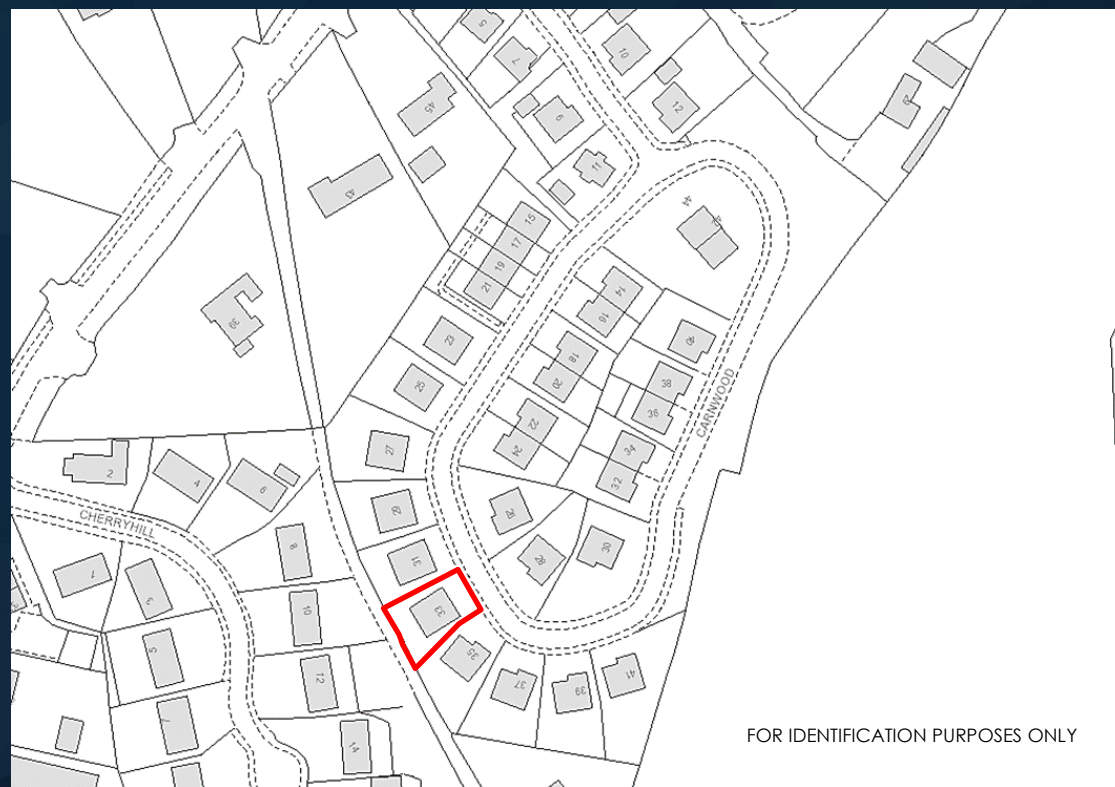
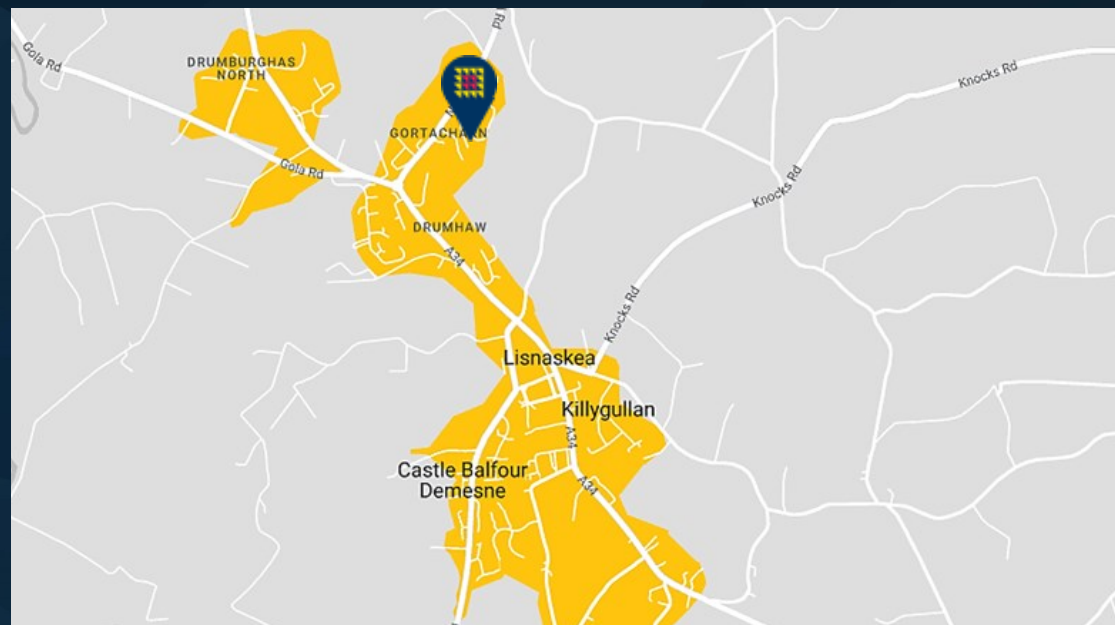
The subject comprises a split level detached dwelling with private driveway and enclosed rear garden.

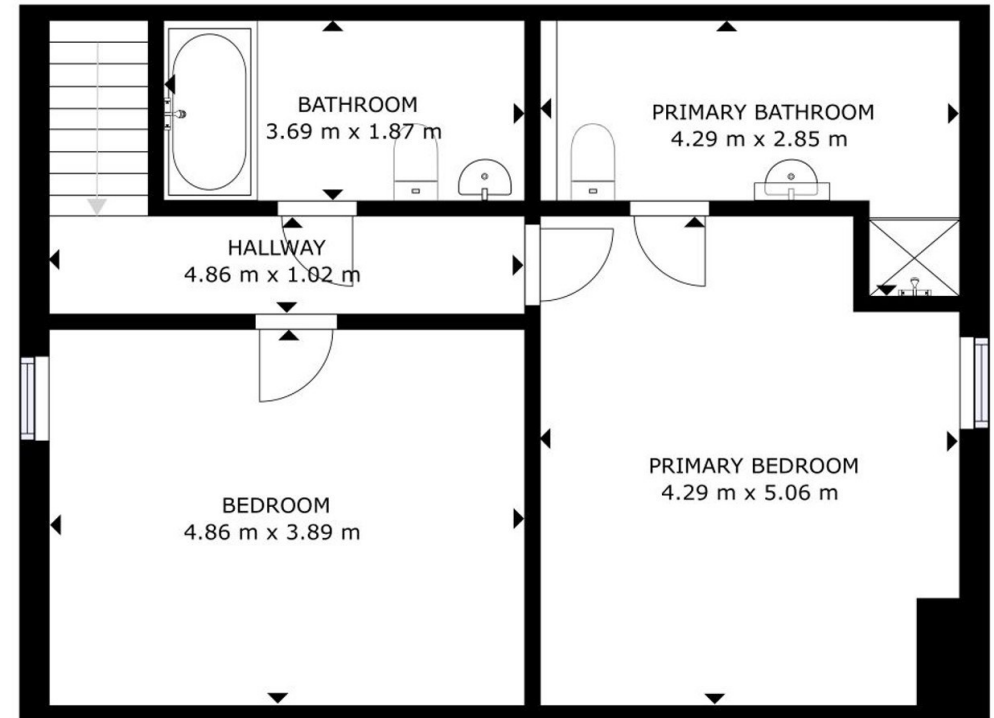
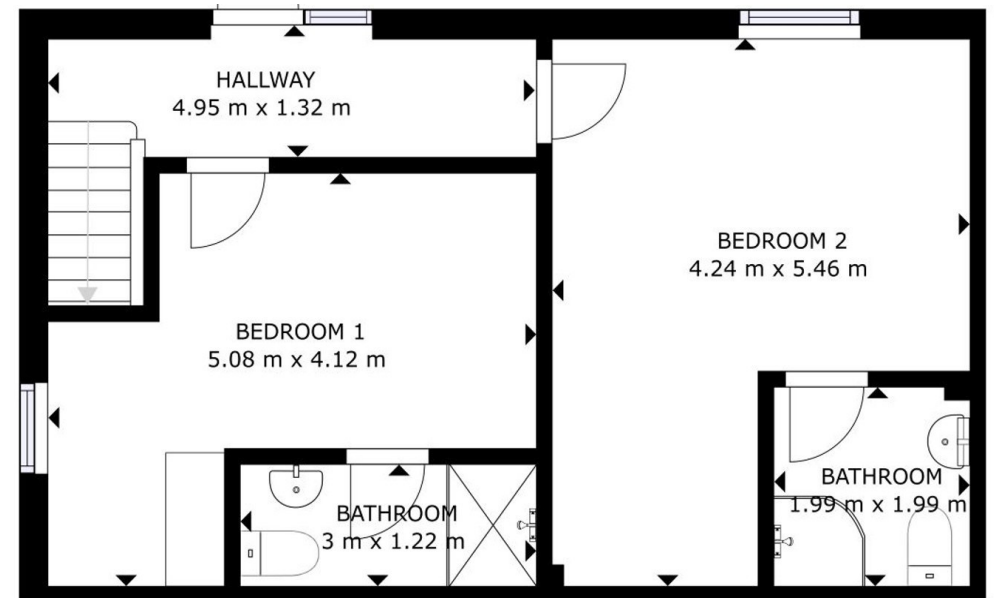
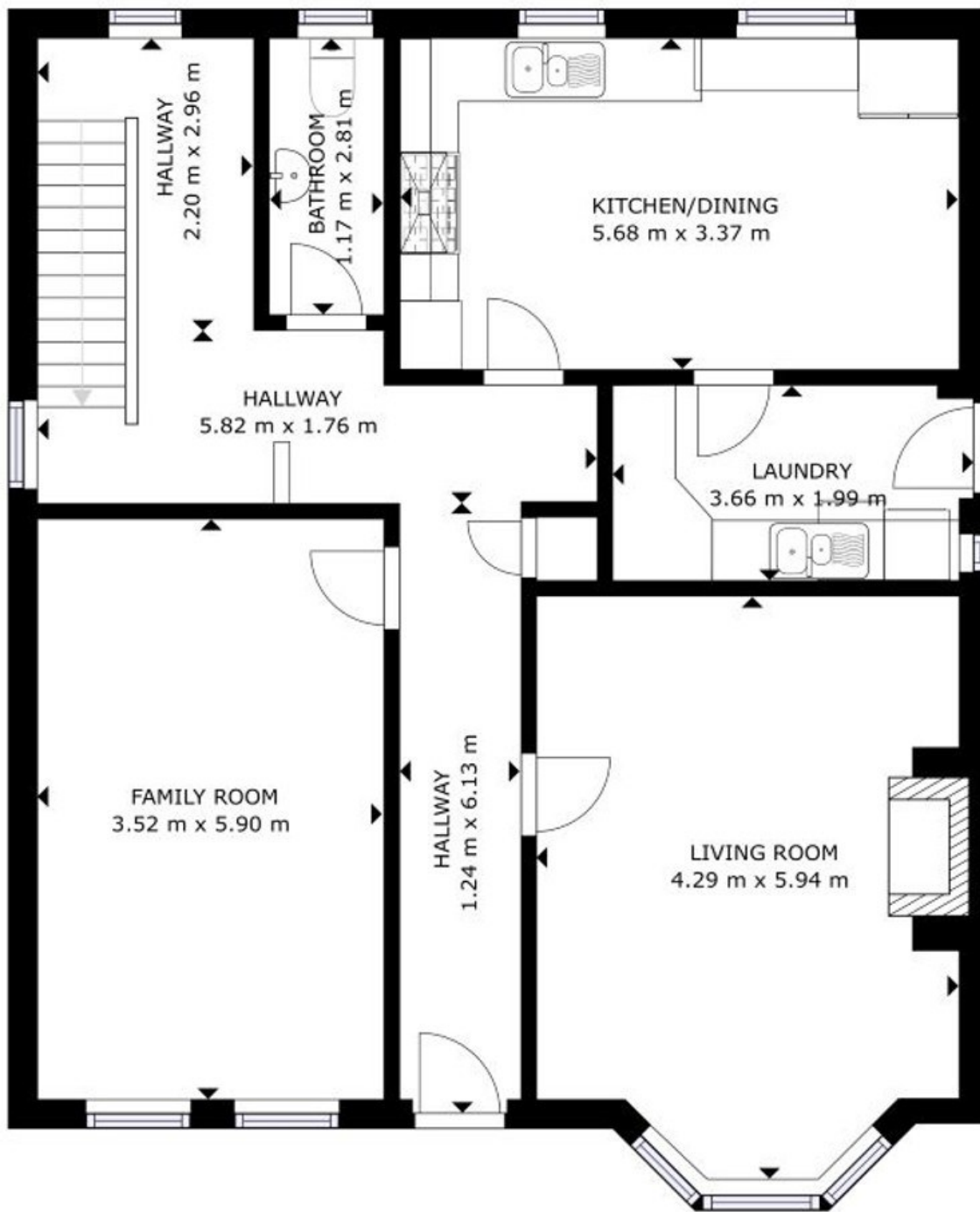
Internally the accommodation is arranged over 3 floors and comprises 2 receptions, 4 bedrooms to include 3 with en-suites, kitchen / dining, utility, bathroom and w.c.

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



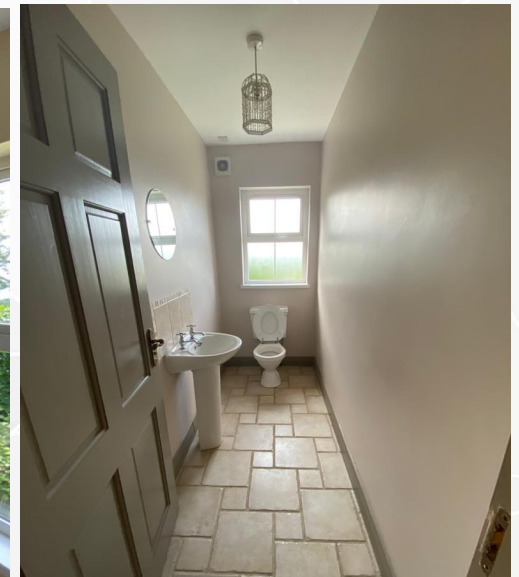


33 CARNWOOD, LISNASKEA, FERMANAGH, BT92 0LF - FLOOR PLANS



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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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O'CONNOR KENNEDY TURTLE

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