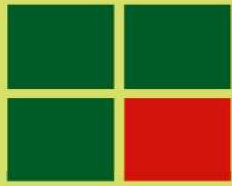


RS/ 5178

For Sale By Private Treaty



MONTGOMERY
FINLAY & CO

Tel: 028 66324485

E-Mail: info@montgomeryfinlay.com



27 Snowhill Road, Lisbellaw, BT94 5EG

***IMPRESSIVE 4/5 BEDROOM DETACHED BUNGALOW ON AN
ELEVATED SITE WITH SPECTACULAR VIEWS***

- A beautifully kept Detached 4/5 Bedroom bungalow on the outskirts of Lisbellaw village and within easy access of Enniskillen town and the A4 Belfast Road.
- Offering spacious well maintained family accommodation with either 4 bedroom & Study or 5 bedroom layout.
- An impressive kitchen layout with F/S Rangemaster cooker, American style fridge, Integral Dishwasher and extensive granite work tops.
- Open plan layout from Kitchen to Sunroom with separate Lounge, all overlooking spectacular views of the open countryside and Lisbellaw village.

GUIDE PRICE: £250,000

ACCOMMODATION

Entance Hall: 12'3" x 6'1"

- PVC Woodgrain and 5 point locking door and side screen.
- Ceramic Tiled floor



Lounge: 18'6" x 13'8"

- Marble finished fire surround and mantel to CI box grate and inset.
- Solid Oak Flooring.
- Corniced ceiling and centre piece

Kitchen: 22'1" x 12'1"

- Solid Oak finished Kitchen with full range of fitted units incorporating granite worktops.
- Rangemaster F/s Cooker.
- American style fridge.
- Integral Dishwasher.
- Ceramic tiled floor.
- Glass display, Wine Rack.
- Open Plan layout leading to Sunroom



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Sunroom: 18'10" x 13'2"

- Oil fired stove to brick built surround, mantel and brace.
- Solid Maple board flooring.
- Panoramic windows to specular open views.
- Patio doors opening to rear.
- Timber Ceiling.



Utility Room: 6'8" x 6'2"

- S.S Sink.
- Range of Units.
- PVC Rear door.
- Tiled floor and part walls.

Hotpress and Cloaks Opening off internal Hallway.



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Bathroom: 10'0" x 6'8"

- 3 Piece suite with Corner bath.
- Fully tiled walls and floor.

Bedroom No.1: 12'6" x 10'5"

- Built in wardrobes (x4)
- Boarded flooring.



Bedroom No.2: 13'6" x 10'4"

- Built in Slide robes (full Wall)

Bedroom No.3: 13'6" x 9'2"

- Built in Wardrobes
- Laminate floor.



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Bedroom 4: 13'6" x 10'4"

- Semi solid flooring.
- Slide Robes fitted.

Shower Room: 6'8" x 5'10"

- 2 Piece suite with separate shower.
- Fully tiled walls and floor.

Study (Bedroom 5): 10'6" x 6'0"

- Shelved to part– Study at present

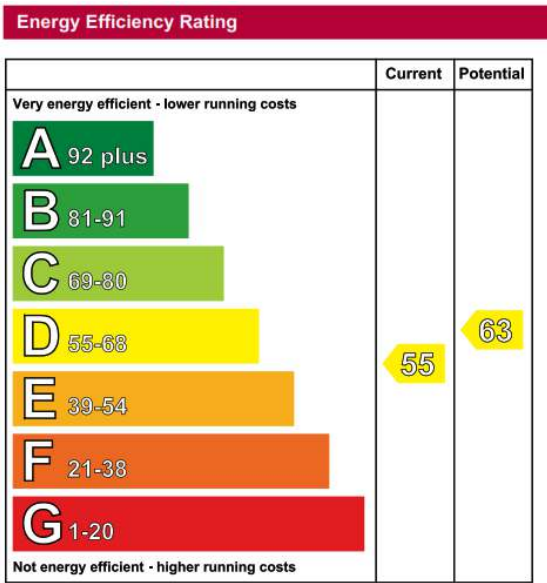
EXTERNAL

Tarmac drive to front with concrete yard and raised grassed gardens to rear.

Beautifully kept gardens with extensive beds, stunning water feature as well as neat well maintained lawns and garden throughout.



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EPC RATING

RATES: £1302.72

VIEWING STRICTLY BY APPOINTMENT WITH SELLING AGENT.

NOTE: The above Agents for themselves and for vendors or lessors of any property for which they act as Agents give notice that (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (2) no person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to any property (3) all negotiations will be conducted through this firm.



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