



Estate Agents - Auctioneers - Valuers

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## **For Sale** **Unique 4 Bedroom** **Dwelling & Garage** *9 Bolies rd*

This new and exciting 4 bedroom house and garage is situated 3 miles from Clogher, 5 miles from Fivemiletown and 1.5 miles from the main Belfast to Enniskillen Road. This property consists of a 4 bedrooms, one which has a walk in wardrobe and ensuite, hotpress and bathroom, kitchen, dining, 2 reception rooms, sunroom with beautiful vaulted ceiling, utility and W.C. The site is on a level plain with beautiful landscaped gardens surrounded by a black d-rail fence and black gates and offers the potential buyer panoramic views of the surrounding Clogher Valley. Overall this site is of grand stature is in a well sort after area with plenty of grounds and offers a sense of privacy and elegance. This site is ideal for commuters within the Tyrone, Fermanagh areas.

This is a very desirable property and only by a full inspection can it be appreciated

**NOTE:** The following particulars are given on the understanding that they will not be construed as part of the contract or lease. While every care is taken compiling the information, we can give no guarantee as to the accuracy and the inquirers must satisfy themselves regarding the description and measurements.

This Property can only be viewed by appointment only for further details contact Patrick on the above numbers.

# McATEE

BROS

Property Management Services

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## **Property Details**

### **Ground Floor**

<b>Hall</b>	16ft x 17ft
<b>Kitchen</b>	20ft x 13ft
<b>Dinning</b>	14ft x 11ft
<b>Lounge</b>	14ft x 16ft
<b>Living Room</b>	14ft x 15ft
<b>Sunroom</b>	13ft x 14ft
<b>Utility</b>	10ft x 9ft
<b>W.C</b>	

### **First Floor**

<b>Master Bedroom</b>	14ft x 14ft
<b>Walk in wardrobe</b>	8ft x 7ft
<b>En-suite</b>	8ft x 7ft
<b>Bedroom 2</b>	14ft x 14ft
<b>Bedroom 3</b>	14ft x 13ft
<b>Bedroom 4</b>	12ft x 10ft
<b>Bathroom</b>	10ft x 10ft
<b>Hot press</b>	

Double Garage  
Landscaped gardens