



For sale 3 Cavanamara close Trillick

An Attractive New Build Mid Terrace Townhouse, Located In A Convenient Edge of Village Location.

This modern spacious home is situated in an exclusive and reserved cul de sac on the outskirts of Trillick on the Enniskillen side of the village approx 20 minutes from Omagh. The property consists of 4 bedrooms one with ensuite, spacious reception room, kitchen, bathroom, & downstairs w.c, ofch, double glazing. The exterior is made up with a garden to the rear with access on the side of the house to the rear. This property offers the potential buyer an opportunity to acquire a well maintained property adjacent to a main road and local amenities. This property would be ideally situated for first time buyers or investor's who would like to acquire a property to buy to rent.

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

Estate Agents - Auctioneers - Valuers

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ACCOMMODATION

Entrance Hall: 5'8 x 5'4

PVC exterior door.

Living Room: 15'11 x 12'11

Provision for fireplace, TV and telephone point. Archway to kitchen.

Kitchen: 16'6 x 12'4

Fully fitted kitchen with high and low level units. Integral washing machine, dishwasher and fridge freezer. Stainless steel sink unit, electric hob and oven with extractor fan. PVC double doors to rear.

Separate Toilet: 7'2 x 3'2

Wc and whb.

FIRST FLOOR:

Bathroom:

Bedroom (1): 12'4 x 11'5

Telephone and TV point.

Ensuite Facility: 11'4 x 3'3 With separate shower, wc and whb.

Bedroom (2): 12'4 x 11'4

TV point.

SECOND FLOOR:

Bedroom (3): 14'8 x 11'4

TV point and velux window.

Bedroom (4): Bedroom (4):

TV point and double velux windows.

OUTSIDE:

Fully enclosed garden to rear, with mature hedging perimeter. Oil Fired Central Heating boiler. Tarmac driveway to front with parking.