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NETWORK STRENGTH – LOCAL KNOWLEDGE

41 Rossfad Road, Ballinamallard, Enniskillen, BT94 2LD

Asking Price £325,000

This is a detached bungalow on a large rural freehold site. It is cavity wall built and well insulated, double glazed and set on a raised private site of circa 0.65 of an acre. There are three bedrooms, a bathroom with bath and shower, a large living room, and an attached dining room with patio doors leading to the garden. Superb sized kitchen/dining that leads to an integral garage. There is permission for a roof space conversion for two bedrooms and a bathroom.

The large master bedroom has built in wardrobes a toilet and wash hand basin. The twin bedroom has a pine built in wardrobe and wash hand basin. The front bedroom also has a built-in wardrobe and wash hand basin.

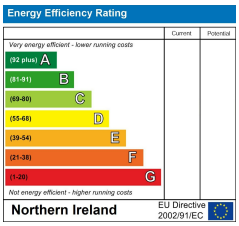
There is a one thousand square foot (40 x25 foot) cavity wall built double-glazed, purpose-built garage/workshop with a 2-post car lift reinforced floor, toilet and heavy-duty power-points supply for welding and an electric operated fourteen feet wide roller shutter door.

The property also benefits from an integral garage and has a very large south facing rear yard with parking for many cars, caravans or boats. The gardens are easily managed with the front garden in grass and the side garden with three apple trees.

The site also has full planning approval for a four bedroom one and a half storey house to the west of the bungalow (foundations in place) and an additional approval for a large garage/workshop to the northeast corner of the site.

Located in the scenic Co Fermanagh close to the wonderful Lower Lough Erne, ideal for boating and other water sports. The is thriving food scene with many restaurants in the area.

- Detached Bungalow, Workshop & Site With Foundations In-situ
- Three Bedrooms Principle With W/C & Sink Unit
- Two Reception Rooms
- Fitted Kitchen With Casual Dining Area
- Coloured Bathroom Suite
- Oil Heating / Double Glazing
- Driveway With Ample Parking - Access To Drive Around House
- Gardens Front & Side
- Detached Garage 40'0 x 25'0
- Site, Foundations Laid & Planning Live, Separate Access



The Bungalow Accommodation

Open entrance porch, Pvc front door with glazed side panels to entrance hall.

Entrance Hall

Lounge 18'6 x 12'9 (5.64m x 3.89m)

Brick fire place with wooden mantle housing open fire.

Dining Room 13'8 x 7'9 (4.17m x 2.36m)

Kitchen / Dining 15'8 x 14'0 (4.78m x 4.27m)

Range of high and low level built in units, glazed display cabinet, formica work surfaces, built-in ceramic hob, eye level oven, stainless steel sink unit.

Bedroom One 15'8 x 12'7 (4.78m x 3.84m)

Built-in bedroom furniture.
Access to w/c and sink unit.

Bedroom Two 12'4 x 11'0 (3.76m x 3.35m)

Sink unit with storage below. Built-in robe.

Bedroom Three 9'5 x 9'2 (2.87m x 2.79m)

Laminate flooring, double built-in robe.

Coloured Bathroom Suite

Comprising panelled bath, pedestal wash hand basin, separate shower cubicle with shower unit, tongue and groove ceiling, part tiled walls.

Inner Hallway

Access to Roof space.

Outside

The house is approached via a loose stone driveway that provides access around the house and to the large detached garage.
Gardens to front and side with mature trees (apple tree).

Detached Garage With Cavity 40'0 x 25'0 (12.19m x 7.62m)

Electric Roller door, light power, rear roller door also. Reinforced floor and sink unit.

The Site

Foundations in-situ for additional dwelling with its own separate access.
Ideal situation for a family pulling their resources to live on one site whilst retaining independence.

Proposed Site Layout

This image shows the proposed dwellings constructed and dormer windows installed on existing Bungalow.

Directions

Travel to Enniskillen the turn right at the main traffic lights beside the old technical college
heading for Kesh, go straight on at the roundabout beside Donnelly cars,

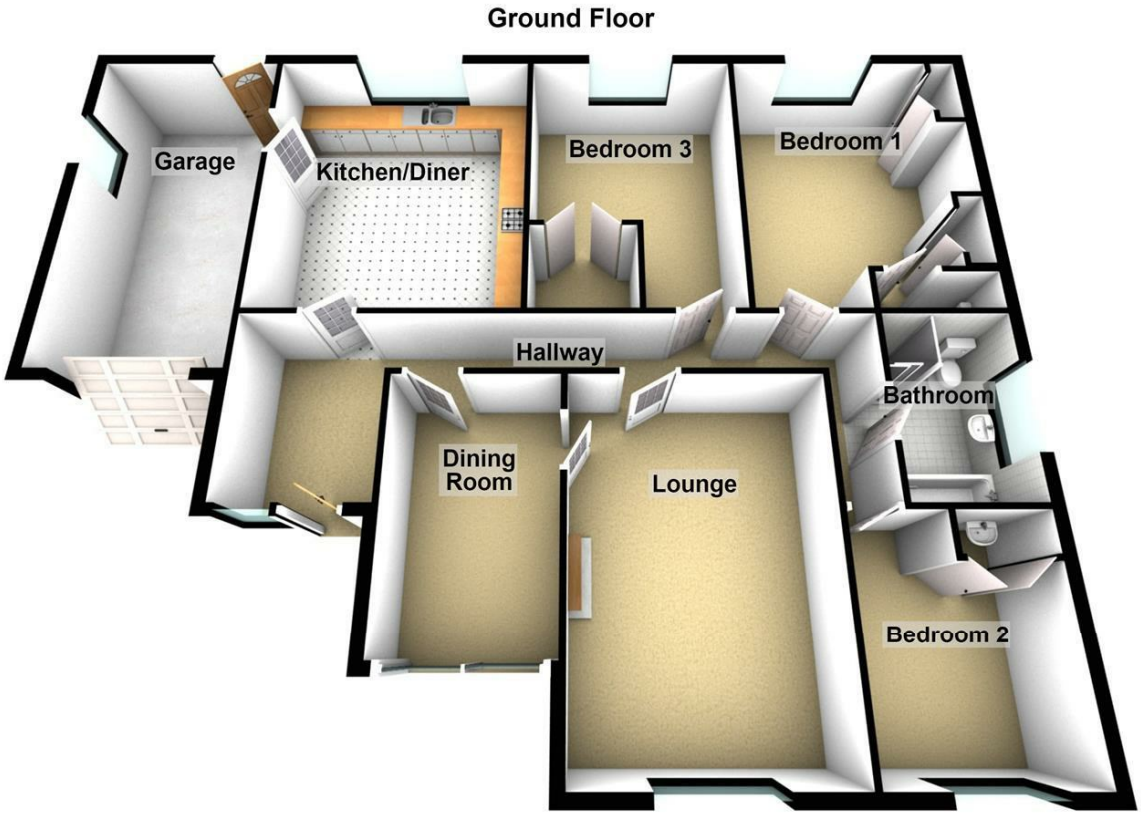
Pass the new southwest hospital on your left straight through a small roundabout.

Keep left at the next roundabout heading for Kesh.
Pass the St Angelo airport on your left and BALCAS saw mill on your on your right.

Take the 2nd right immediately at a small humpback bridge.

Travel along this road until you reach a crossroads turn left and
our bungalow is the 3rd on the right.

Floor Plan



Area Map

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MONEY LAUNDERING REGULATIONS:
Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.