LOCAL MARKET TRP 99



# Fermanagh

# 44 Clos Des Mielles | La Route de la Mare de Carteret | Castel |

This cavity-built bungalow is presented to the market requiring modernisation throughout, but offers spacious rooms while also having potential to extend if so required. Fermanagh is tucked away in the corner of a quiet clos near the west coast with Cobo and Grande Roques, along with their neighbouring amenities, all within comfortable walking distance. Accommodation comprises lounge, dining room, kitchen/diner, two double bedrooms and a bathroom. To the rear and side of the property is a private, low-maintenance garden which is mainly laid to lawn with a small patio area. The front drive provides parking for two vehicles but further parking could easily be created if desired.

£595,000

2 BEDROOMS

1 BATHROOM

1 RECEPTION



OPENING DOORS SINCE 1993

# **PHOTOS**

















# **PHOTOS**

















# **PHOTOS**













#### **SPECIFICATIONS**





#### **Entrance Porch**

1.34m x 0.87m (4' 5" x 2' 10")

### **Entrance Hall**

4.13m x 1.72m (13' 7" x 5' 8")

#### Lounge

4.19m x 4.07m (13' 9" x 13' 4")

### **Dining Room**

3.40m x 2.61m (11' 2" x 8' 7")

#### **Utility Room**

2.61m x 1.32m (8' 7" x 4' 4")

#### Kitchen

4.15m x 2.87m (13' 7" x 9' 5")

#### **Bedroom 1**

3.68m x 3.25m (12' 1" x 10' 8")

#### **Bedroom 2**

3.26m x 3.05m (10' 8" x 10' 0")

#### **Bathroom**

2.32m x 1.67m (7' 7" x 5' 6")

#### Garden

To the rear and side of the property is a private, low-maintenance garden which is mainly laid to lawn with a small patio area.

# **Parking**

The front drive provides parking for two vehicles but further parking could easily be created by converting the lawned area.

Please note, the garage in the last image belongs to the neighbouring house.

# **PRICE INCLUDES**

Curtains, carpets and light fittings

#### **SPECIAL FEATURES**

- Quiet clos
- Multi fuel burning stove
- Cavity built
- uPVC double glazed
- Floored loft space

#### **SERVICES**

Mains water, electricity and drainage. Bottled gas.

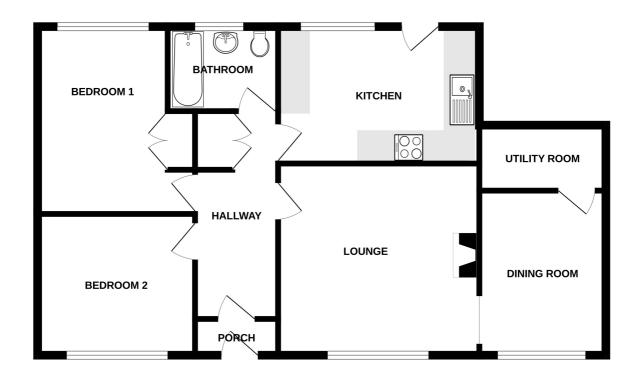
#### **APPLIANCES INCLUDED**

- -Dishwasher
- Hotpoint double oven
- Extractor fan
- Fridge
- Washing Machine
- Freezer

# **SCHOOL CATCHMENT**

La Mare de Carteret Primary School and St Sampsons High School

# **GROUND FLOOR**



#### FERMANAGH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mile-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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