

Watters Property Sales
Unit 55, Enniskillen Business Centre
21 Lackaghboy Road
Enniskillen
BT74 4RL
t: 028 660 22200
email: info@watterspropertysales.co.uk

118 Creevehill Road, Fivemiletown

Starting Bid: £275,000.00



For sale by Watters Property Sales via the [iamsold](#) Bidding Platform.

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsoldni.com. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Beautifully designed new-build home set on a generous 0.8-acre plot, with breathtaking countryside views. This property offers a modern finish and spacious interiors throughout.

On the ground floor, you`ll find a bright living room, ready for a cosy stove, and a large open-plan kitchen/dining area. The kitchen features neutral tiles and cabinetry, with room for a range cooker, while the dining area, perfect for entertaining, includes patio doors and space for an additional stove to create a warm ambiance. This level also includes a utility room, WC, and a flexible guest bedroom that could easily function as a study.

Upstairs, there`s a family bathroom and three bedrooms, including a master suite with an ensuite and walk-in wardrobe.

The property enjoys private access and sits on a slightly elevated site, with a gravel driveway providing plenty of parking. The rear patio is perfect for relaxing and enjoying the

peaceful countryside during the summer months.

Features

Beautiful new-build home on a 0.8-acre plot set in a countryside location

Contemporary design with spacious interiors throughout

Large open-plan kitchen/dining area with neutral tiles, cabinetry, & space for a range cooker

Dining area with patio doors & space for an additional stove

Utility room, WC, & versatile guest bedroom/study

Upstairs - three bedrooms, including master with ensuite & walk-in wardrobe

Private access, slightly elevated site with gravel driveway offering ample parking

Rear patio area ideal for outdoor entertainment in the warmer months

Oak doors throughout

Tenure Freehold

EPC C

Rates £1,000.00 pa

Dimensions

Entrance hall

20`2` x 11`9`

Living room

16`9` x 13`9`

Family/dining room

16`2` x 13`8`

Kitchen

21`7` x 17`2`

Utility room

9`4` x 9`2`

Downstairs bedroom/study

13`8` x 10`7`

Master bedroom

15`2` x 13`4`

Ensuite

8`1` x 5`9`

Built-in wardrobe

5`8` x 4`2`

Bedroom 3

17`8` x 11`7`

Bedroom 4

14`5` x 11`6`

Walk-in wardrobe

7`3` x 3`9`

Bathroom
13`6` x 9`8`

WC (downstairs)
6`3` x 5`1`

Back hall
18`9` x 3`8`

TO VIEW OR MAKE A BID Contact Watters Property Sales or iamsold, www.iamsoldni.com

Auctioneer's Comments

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, the buyer and seller must Exchange immediately, and Complete 28 days thereafter.

The buyer is required to make payment of a non-refundable Contract Deposit of 10% to a minimum of £6,000.00.

The buyer is also required to make a payment of a non-refundable, Buyer Administration Fee of 1.80% of the purchase price including VAT, subject to a minimum of £2,400.00 including VAT, for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not

rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.

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