

Watters Property Sales
Unit 55, Enniskillen Business Centre
21 Lackaghboy Road
Enniskillen
BT74 4RL
t: 028 660 22200

email: info@watterspropertysales.co.uk

6 Kilmore Quay Cottages, Kilmore South, Lisnaskea

Starting Bid: £145,000.00



For sale by Watters Property Sales via the [iamsold](https://www.iamsold.com) Bidding Platform

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

Charming 3-Bedroom Semi-Detached Cottage Near Upper Lough Erne

Nestled just steps from the breathtaking shores of Upper Lough Erne, a renowned spot for boating and fishing, this unique three-bedroom semi-detached cottage offers an idyllic retreat. Conveniently located only three miles from Lisnaskea, with public jetties all on your doorstep, it's perfect for water enthusiasts and nature lovers alike.

Set within a peaceful development of holiday homes, this property is certified by Tourism NI as a holiday rental, making it an ideal investment for those seeking additional income or a serene escape from the hustle and bustle of daily life.

Interior Highlights

Relaxed Open-Plan Layout: The ground floor features a spacious living room with a cosy open fire and sliding patio doors leading to the garden, perfect for seamless indoor-outdoor

living.

Bright Kitchen/Dining Area: Filled with natural light, this space offers beautiful views to both the front and rear of the home, creating an inviting atmosphere for meals and relaxation.

Convenient Layout: A ground-floor ensuite bedroom and WC provide additional practicality, while upstairs boasts two generously sized bedrooms and a shower room.

Exterior & Location Features

Large Enclosed Garden: The property benefits from a spacious, fully enclosed rear garden bordered by mature trees and featuring a patio area ideal for summer gatherings and a shed for extra storage.

Picturesque Setting: Situated within a small, tranquil development, this home offers a serene pathway to the front entrance and enjoys the peace of the surrounding countryside.

This delightful property is perfectly suited for a peaceful getaway, a holiday rental opportunity, or as a permanent home surrounded by the natural beauty of County Fermanagh.

Features

Three bed holiday cottage - set in idyllic countryside surrounded by Upper Lough Erne
Located in an area renowned for fishing & boating enthusiasts with public jetties close by
Just three miles drive to Lisnaskea Town - with a host of amenities - shops, takeaways, cafes, bars

Open plan layout - living room features sliding patio doors & a raised open fire

Kitchen & dining area - flooded with natural light with views to the front & rear

Three bedrooms in total - including one ensuite bedroom on the ground floor

A further two spacious bedrooms upstairs & a shower room

Large enclosed back garden surrounded by mature trees

Gas heating, alarm security system

EPC Rating D

Tenure:

Rates: £1200

Service Charge £800

Dimensions:-

Entrance hall

22`5` x 6`7`

store cupboard

13`4` x 3`2`

Living room

20`4` x 11`1`

Kitchen/dining

17`8` x 10`7`

Bedroom one (downstairs)

13`1` x 10`6` ensuite 7`1` x 7`1`

Bedroom two

17`6` x 12`9`

Bedroom three
14`8` x 10`7`

Shower room (upstairs)
6`7` x 6`3`

WC (downstairs)
6`7` x 3`4`

Landing
6`7` x 4`8`

Outside shed
12`9` x 7`8`

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

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.

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