



FEATURES

Unconditional cash offers only

Modern 3 bedroom dwelling in pleasant development

Detached garage

Located on the shores of Lough Melvin

LOCATION

The subject property is located in Garrison, a village sitting on the bank of Lough Melvin which borders between County Leitrim and County Fermanagh.

Garrison is located is 22.9 miles west of Enniskillen, 72.9 miles west of Armagh and 23.2 miles south of Donegal.

Ravens Brae is a small cul-de-sac of circa 20 dwellings located off the Loughside Road, just a 7-10 minute walk away from the village centre.

DESCRIPTION

The subject property is a semi-detached house with a detached garage. Internally, the property is in very good condition and is attractively decorated. The house is well laid out with a living room, kitchen, understairs bathroom and utility room at ground floor level and three bedrooms (one with ensuite) and a main bathroom at first floor level.

Externally, the property benefits from a private driveway laid in tarmac, with gardens laid in grass to the front and rear. The property benefits from a detached garage with roller shutter at the end of the driveway.



KEY INFORMATION

Due to the information listed below, we will only consider **UNCONDITIONAL CASH BIDS.**

The Management Company for the development, 'Ravens Brae Management Company' was dissolved in 2011. This Management Company was responsible for the maintenance of the amenity lands and sewerage treatment works for Ravens Brae.

Following this dissolution, the management of these areas fell back to the developer. While efforts have been made to create a new Management Company, to date this has not been resolved.

There is, therefore, no Management Company in place to maintain and repair common amenities, and the eventual purchaser of 10 Ravens Brae will not be capable of becoming a member of any Management Company. This is a requirement in order to get a Mortgage, therefore this issue will have a serious impact on the ability of any potential purchaser to borrow against this property.

The development is not currently connected to the mains sewer system, albeit it is connected to a communal septic tank that serves the entire development. There is to our knowledge no plan or timescale for this issue to be resolved and no guarantee of a future connection from NI Water.

The road which the property opens onto has not been adopted under Dfl Roads / Roads Service. We are given to understand a Bond is in place, however to date the surface remains unadopted, and we have not had sight of the Bond.

As the above issues are known to exist, there is no possibility of obtaining insurance or indemnity against these issues.

Therefore, we can only consider cash bids which are made on an unconditional basis, given the disclosure of the above information.









ACCOMMODATION

Based on our measurements taken on site, we estimate the property to be as below;

Ground Floor	Sq ft	Sq m
Living Room	163	15.14
Kitchen	136	12.59
Utility	42	3.94
W/C	20	1.82
Store	7	0.67
Hallway	110	10.18
TOTAL	478	44.4
First Floor	Sq ft	Sq m
Bedroom 1	64	5.91
Bedroom 2	135	12.5
Ensuite	26	2.40
Bedroom 3	124	11.6
Landing	83	7.7
Hotpress	8	0.70
Bathroom	47	4.32
TOTAL	487	45.24
Garage	237	22.03
TOTAL PROPERTY	1,202	111.67





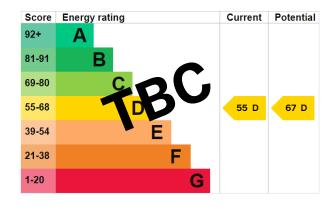




PRICE

£60,000.

EPC



RATES

Capital Value £85.000 Rate in the £ £0.008881 Rates payable in the 23/24 c. £755

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

LOCATION





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Viewing Strictly by appointment with the sole selling agent Lisney.

