



'Edgewater Cottage' is a beautifully presented 3 bedroom holiday home with superb views over Lough Erne with private berth designated in the marina.

The accommodation briefly comprises of two reception rooms, modern fitted kitchen with casual dining area, store room and utility room. There are three well proportioned bedrooms, principal bedroom with ensuite shower room and a family bathroom. Outside there is a grassed area to the front, side and rear and ample parking. The property also benefits from oil fired central heating and double glazed windows. This is an ideal opportunity for a holiday home or investment to Airbnb.

Asking Price  
£240,000

'Edgewater Cottage',  
5 Portinode Cottages,  
667 Boa Island Road,  
Kesh,  
ENNISKILLEN,  
BT93 8AQ

---

Viewing by  
appointment  
through agent  
028 9066 3030



- Beautiful Detached 3 Bedroom Bungalow With Private Berth
- Well Presented Holiday Home With Views Over Lough Erne Waterway
- Stunning Setting With Lough Access & Spacious 3 Bedroom Living Accommodation
- Oil Fired Central Heating & Double Glazed Windows
- Off Street Parking
- Private Berth Designated in Marina
- Ideal Holiday Home Or Investment To AirBnB

The Property Comprises:

Ground Floor

uPVC front door to . . .

ENTRANCE HALL: 5' 2" x 5' 2" (1.57m x 1.57m) (at widest points). Laminate wood flooring.

LIVING ROOM: 15' 9" x 12' 8" (4.8m x 3.86m) Feature cast iron horse shoe open fire with timber surround and tiled hearth, laminate wood floor, views over Lower Lough Erne waterway.



Telephone 028 9066 3030

[www.templetonrobinson.com](http://www.templetonrobinson.com)

DINING ROOM: 11' 0" x 10' 3" (3.35m x 3.12m) Dual aspect windows, laminate wood flooring.



KITCHEN: 11' 2" x 10' 6" (3.4m x 3.2m) Range of high and low level units, 1.5 bowl stainless steel sink unit and drainer, tiled splash back, four ring gas hob, electric oven, integrated dishwasher.

STORE ROOM:

UTILITY ROOM: 11' 4" x 4' 3" (3.45m x 1.3m) Range of low level units, stainless steel sink and drainer, tiled splash back, plumbed for washing machine, tiled floor, uPVC rear door.



BEDROOM (1): 11' 8" x 10' 4" (3.56m x 3.15m) French doors with views to Lough Erne.

ENSUITE SHOWER ROOM: 7' 7" x 3' 10" (2.31m x 1.17m) White suite comprising low flush wc, pedestal wash hand basin, built-in shower cubicle with electric shower, half tiled walls, tiled floor.



BEDROOM (2): 11' 8" x 10' 9" (3.56m x 3.28m)



Telephone 028 9066 3030  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

BEDROOM (3): 9' 5" x 8' 9" (2.87m x 2.67m)

BATHROOM: 8' 9" x 5' 10" (2.67m x 1.78m) White suite comprising wood panelled bath, low flush wc, pedestal wash hand basin, half tiled walls, tiled floor.



Outside

Berth number 11 at jetty, slipway access to Lough Erne, grassed area to front, side and rear. Parking to side and rear.





Telephone 028 9066 3030  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



## Service Charge

Community maintenance fee of circa £450 per annum for grass cutting, jetty insurance, lease of foreshore etc.

## Location:

Boa Island Road, Kesh.

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

## Energy Rating

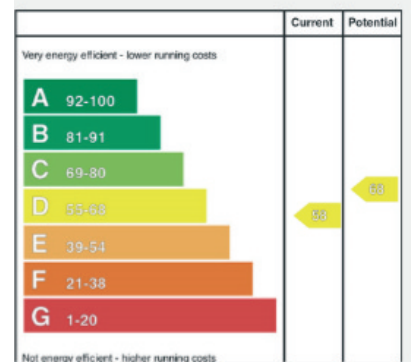
Epc Type: Domestic

Current: D58

Potential: D68

EPC Landmark Code: 9360-2759-5020-2907-4665

[Epc Certificate](#)



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.