



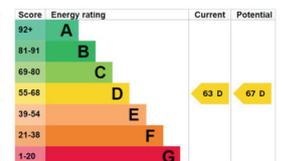
11 Loughrans Road

Aughnacloy, BT69 6BJ

Offers from **£399,950**

Features

- Detached Bungalow
- 5 Bedrooms
- 1.25 Acre Site
- 2 Receptions
- Landscaped Garden
- Heating: Dual
- EPC Rating D63 / D67



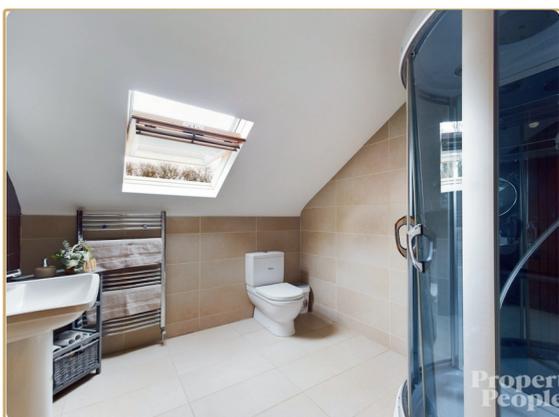
Features

- 5 spacious bedrooms
- 2 reception rooms
- Convenient location
- Contemporary kitchen with l-shaped island
- Open-plan dining area
- Luxurious master bathroom
- Detached bungalow

Property Information

Property People Estate and letting agents are thrilled to bring to the market this substantial residence in the beautiful countryside of Aghnacloy, Co. Tyrone. The location offers the prospective buyer all the peace and tranquillity of the country, and yet only a short drive to the Tullyvar Road that runs between nearby small towns of Aghnacloy and Ballygawley, both packed with local Schools, amenities, bars, cafes, restaurants, and shops. It also offers excellent commuter links to the M1, A5, and A4, connecting you to Belfast Enniskillen, Omagh, Dungannon, and Belfast.

The property is framed with a beautiful copper beach hedge. It sits upon a 1.25-acre site with concrete drives, landscaped gardens, and beautifully manicured lawns. The exterior barbeque area with an outdoor hot tub and decking from which you can hear the nearby stream's relaxing sounds will make you suddenly very popular with your friends as requests for invites will come flooding in. At the rear of the property is a large outbuilding that would suit many businesses or could be used as storage. The outbuilding has a first floor with lighting and a wood-burning stove, which would work perfectly for a home office or studio.





Room Measurements

- HALLWAY 9.37M (30'9) X 1.96M (6'5)
- LIVING ROOM 3.99M (13'1) X 4.97M (16'4)
- LIVING ROOM 4M (13'1) X 3.24M (10'8)
- KITCHEN 3.49M (11'5) X 6.3M (20'8)
- DINING ROOM 3.99M (13'1) X 3.3M (10'10)
- BEDROOM 3.98M (13'1) X 5M (16'5)
- BEDROOM 3.49M (11'5) X 3.78M (12'5)
- BATHROOM 3.73M (12'3) X 2.16M (7'1)
- UTILITY ROOM 2.56M (8'5) X 2.86M (9'5)
- BEDROOM 3.71M (12'2) X 4.6M (15'1)
- BEDROOM 3.72M (12'2) X 2.64M (8'8)
- BEDROOM 3.69M (12'1) X 4.59M (15'1)
- BATHROOM 2.43M (8') X 2.62M (8'7)
- LANDING 6.85M (22'6) X 1.88M (6'2)

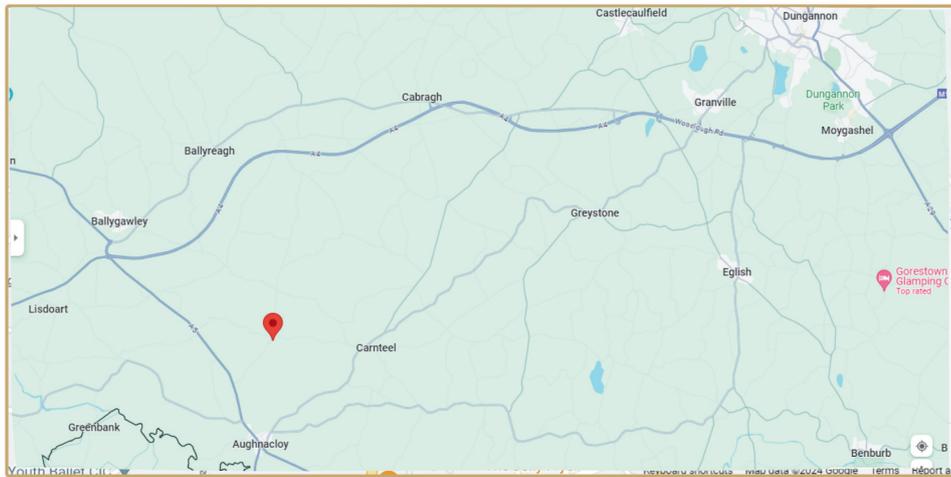
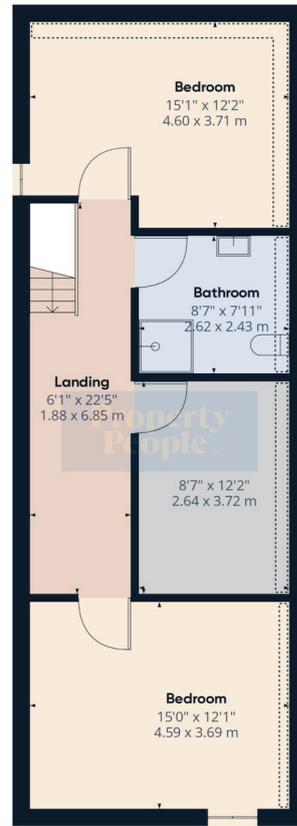
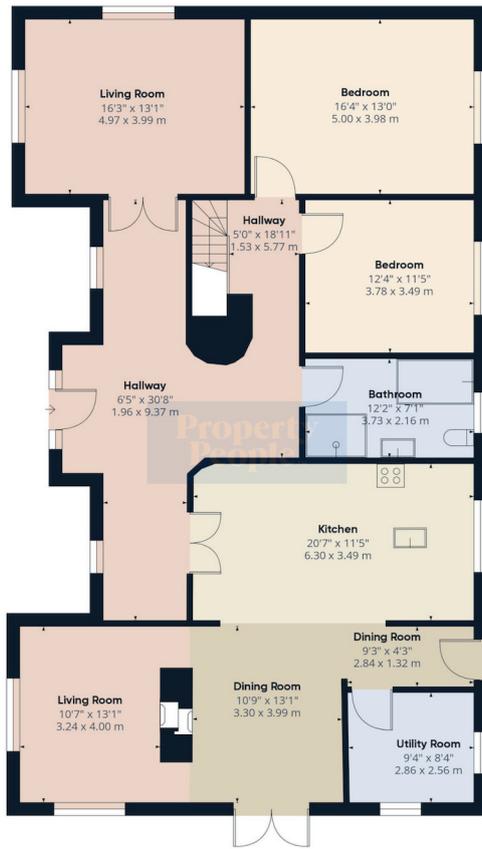
Colin Moran

colin@propertypeopleni.com
028 8556 9209



Ground floor

1st floor



Clogher Valley
 24 Main Street
 Augher
 BT77 OBD
 028 8556 9209

North & West Belfast
 223 Antrim Road
 Belfast
 BT15 2GY
 028 9074 7300

South & East Belfast
 122 Lisburn Road
 Belfast
 BT9 6AH
 028 9074 7300

www.propertypeopleni.com

advice@propertypeopleni.com

