



**OK  
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# FOR SALE

**15A Cluny Gardens  
Clady  
Strabane  
BT82 9RL**

Three Bedroom Semi-Detached Dwelling

[okt.co.uk](http://okt.co.uk)

# LOCATION

The subject property is located within the quiet cul-de-sac of Cluny Gardens, Clady, located some 4 miles from the town of Strabane and on the border with southern Ireland.

# DECRISPTION

The property offers 3-bedrooms, ensuite and bathroom on the upper floor with kitchen-cum-dining room, spacious living room, bathroom and utility room on the ground floor.

The property benefits from a modern fit out, requiring minor cosmetic upgrading internally.

# ACCOMMODATION

## DESCRIPTION

## AREA (SQ M)

## AREA (SQ FT)

### GROUND FLOOR

Kitchen / Dining	15.8	170
Living	19.1	205
Utility	4.7	50
Shower / WC	2.8	30

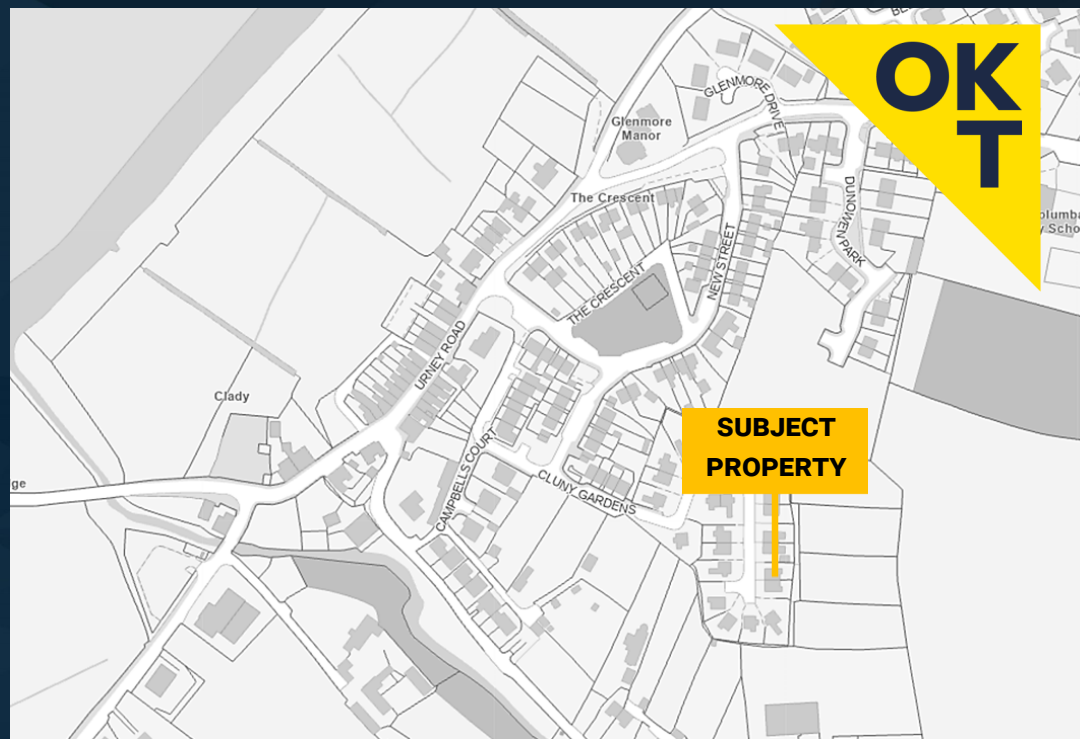
### FIRST FLOOR

Bedroom / Ensuite	14.3	154
Bedroom	9.7	105
Bedroom	8.4	90
Bathroom	5.7	62

## Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: C4954





# SALES DETAILS

PRICE: Asking £139,500

TITLE: Assumed freehold

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

## VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

## RATES PAYABLE

Capital Value: £77,500

Estimated rates payable in accordance with LPS  
Website: £903.88

All perspective purchasers/tenants should make their own enquiries to confirm the Capital value / rates payable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

### O'CONNOR KENNEDY TURTLE

Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 | Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**MICHAEL BURKE**

**07872 055 552**

michael.burke@okt.co.uk

**SHAUNA BROLLY**

**07872 055 501**

shauna.brolly@okt.co.uk

