

The OKT logo is located in the top right corner of the image. It consists of the letters 'OK' stacked above the letter 'T', all in a bold, black, sans-serif font. The logo is set against a yellow triangular background that points towards the bottom right corner of the overall image.

**OK
T**

The photograph shows a two-story semi-detached house. The ground floor is finished with grey stone-effect cladding and features a central dark grey door with a diamond-shaped window and a silver handle. To the left of the door are two windows, and to the right are two more. The first floor has a white textured finish and four windows. A chimney is visible on the roof. The house is set on a green lawn under a clear blue sky.

FOR SALE

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

Three Bedroom Semi-Detached Dwelling

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.

DESCRIPTION

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

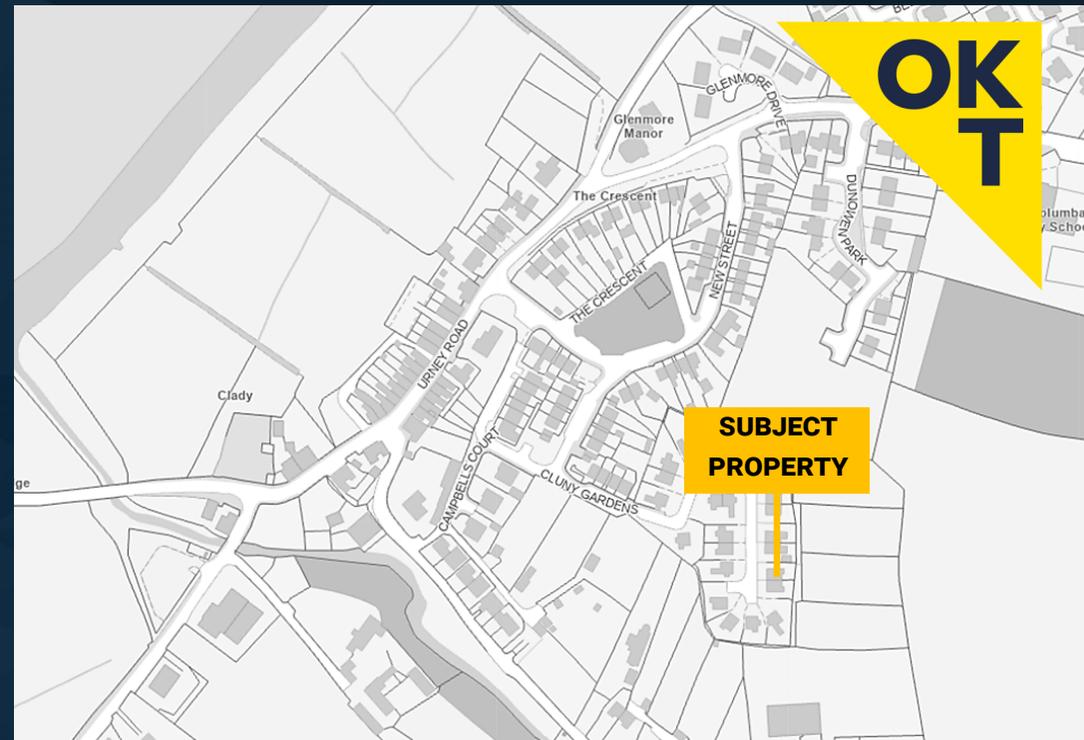
FIRST FLOOR

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/uk/si/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.

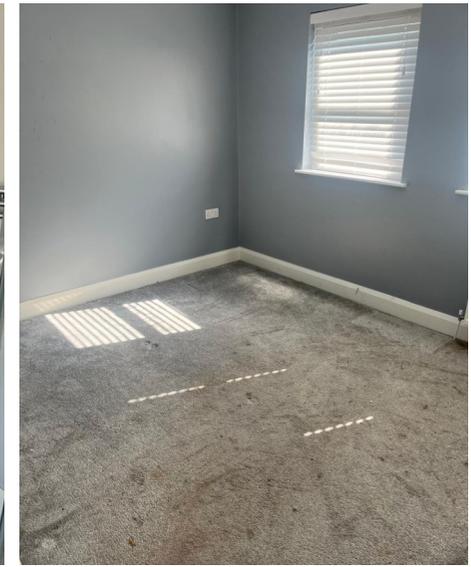
RATES PAYABLE

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:

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