



R A NOBLE & CO

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK
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Your
Local
Property
Experts.

For Sale

Excellent 4 Bedroom Bungalow

37A Garvaghy Hill Road

Garvaghey

Ballygawley

Co Tyrone, BT70 2EF

RESIDENTIAL



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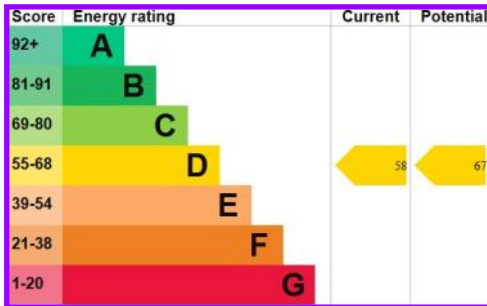
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Co Tyrone
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EPC



Location

This peaceful countryside home is ideally located just a few minutes drive from the main A5 road network at Kelly's Inn (Canavan's). Omagh is located C. 9 miles north west and Ballygawley C. 6 miles south east thus presenting an excellent balance of rural living yet benefiting from convenience to both local towns and villages and quick access to the main road network connecting Omagh to Belfast/Dublin.

Description

This spacious dwelling is well appointed on an elevated site overlooking the beautiful local countryside.

The property is approached by a tarmac driveway and has been laid in concrete to the side and rear of the home in addition to an abundance of outdoor lawn space perfect for enjoying family time outdoors.

Internally the property is smartly laid out to incorporate 4 bedrooms, main Bathroom, WC, Large kitchen/living room, reception and utility. As a further bonus, an integrated garage with roller shutter/pedestrian door access forms part of the dwelling.

This property presents a rare purchase opportunity in this location and must be viewed to be truly appreciated. However, it offers a perfect base for a family home with many benefits such as OFCH, DG PVC doors, windows and guttering amongst others.

With no need for downsizing in the future this beautiful bungalow offers a 'one stop shop' for the fortunate purchasers and is therefore sure to attract a high level of interest. We would urge all interested parties to contact our office at their earliest opportunity to book a viewing to avoid disappointment.

Accommodation

We have measured the property in accordance with the RICS Code of measuring practice 6th Edition and would note the following approximate areas:-

Ground Floor

Kitchen/Living Room : 4.96m x 7.11m
Utility Room : 2.66m x 3.8m
Bedroom 1 : 3.57m x 4.52m
Bedroom 3 : 3.02m x 3.03m

Reception : 4.67m x 4.9m
WC : 3.01m x 3.8m
Bedroom 2 : 4.0m x 3.57m
Bedroom 4 : 3.02m x 3.02m

Garage : 5.48m x 3.47m

Boiler Room : 2.43m x 2.35m

Rates

We have been advised by the Land and property services of the following:

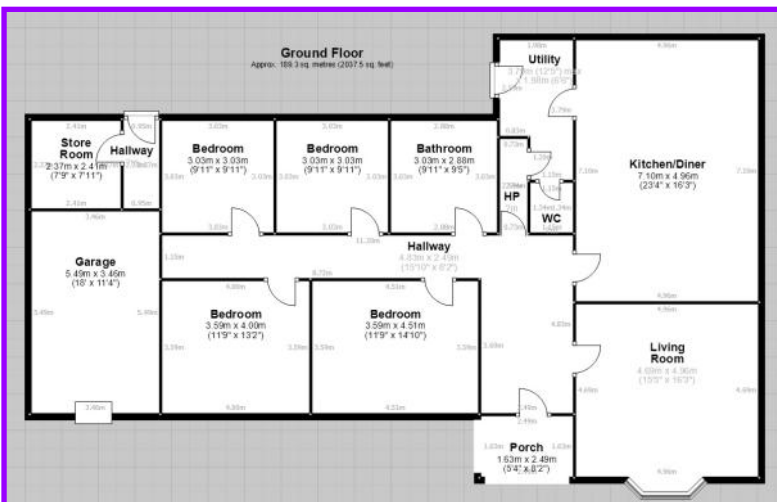
Estimated Annual Rates Payable for 2024/25: £1,451.40.

Sales Details

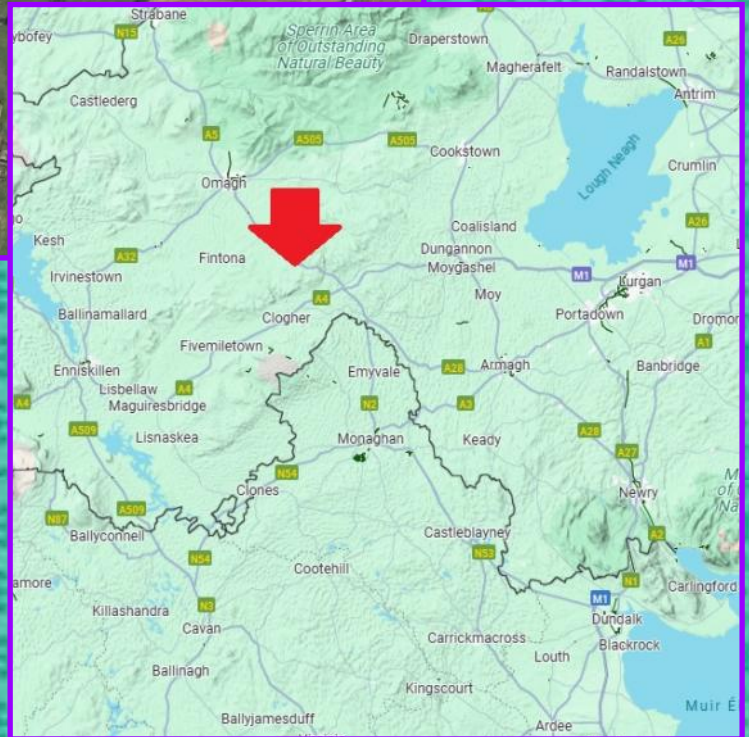
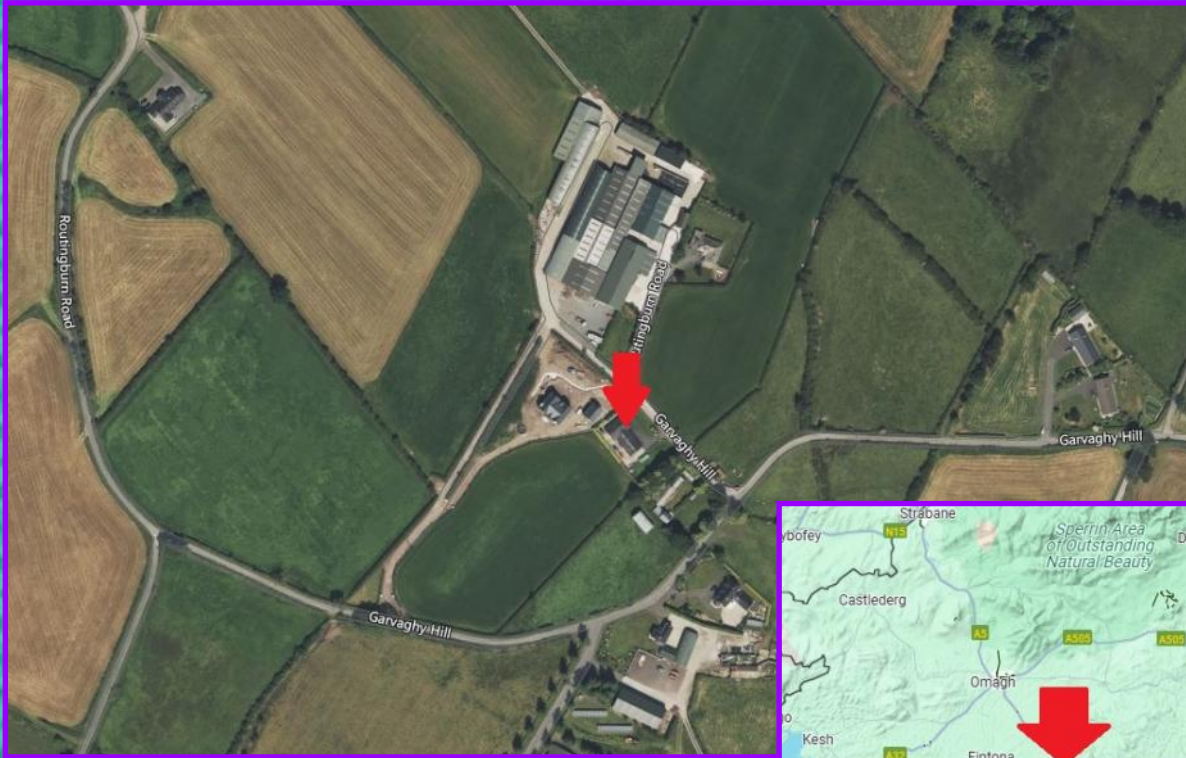
We are seeking offers in the region of £215,000.



Ground Floor Plan



Location Maps



FOR INDICATIVE PURPOSES ONLY

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RICS

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MISREPRESENTATION ACT 1967

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