



R A NOBLE & CO

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK
AUCTIONEERS & ESTATE AGENTS

Your
Local
Property
Experts.

For Sale

Beautiful 3 Bedroom Bungalow

107 Drumconnelly Road
Gortaclare
Sixmilecross
BT79 0XU

RESIDENTIAL



R.A. Noble & Co.

www.nobleauctioneers.co.uk



R.A. Noble & Co.

www.nobleauctioneers.co.uk

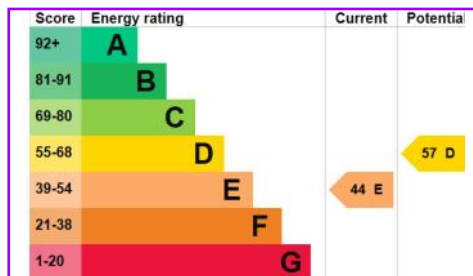
For Sale

Beautiful 3 Bedroom Bungalow

107 Drumconnelly Road
Gortaclare
Sixmilecross
BT79 0XU

RESIDENTIAL

EPC



Location

This gorgeous home is ideally situated on a peaceful rural setting on the Drumconnelly Road. However, given the location is less than a minutes drive to the A5 Road the dwelling boasts the perfect blend of country living yet ease of access to the main thoroughfares and the local town of Omagh. Omagh is a convenient C. 7 minute drive along the main road from the property.

Description

This charming Bungalow is set on a spacious C. 0.4 Acre mature site with elegantly manicured lawns and gardens with a private patio area to the rear.

The cosy dwelling has recently been tastefully refurbished to a high standard and therefore offers a rare opportunity to purchase a property ready to move into in this sought after area.

Internally, the dwelling provides 3 bedrooms, an open plan kitchen/dining/living room and a WC/Shower room.

The brand new kitchen has been fitted with fridge/freezer, dishwasher, electric oven and electric hob, ensuring this kitchen is well equipped for purpose.

This charming bungalow which exudes natural warmth and appeal has been fitted with DG PVC windows and doors as well as Oil fired central heating. The living room has also been fitted with a convenient electric stove.

Whether you are a first time buyer or someone looking to downsize from a larger family home, this property is sure to be of interest. Please contact our office at your earliest opportunity to arrange 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: 4.72m x 2.60m

Living Room/Diner: 4.48m x 3.71m

WC/Shower Room: 3.26m x 2.09m

Bedroom 1: 3.50m x 3.26m

Bedroom 2: 3.07m x 2.95m

Bedroom 3: 2.53m x 2.95m

Rates

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

Estimated Rates Payable: £604.75

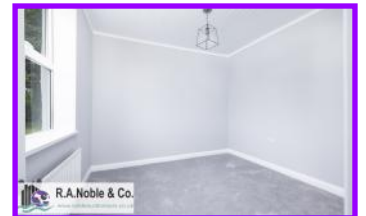
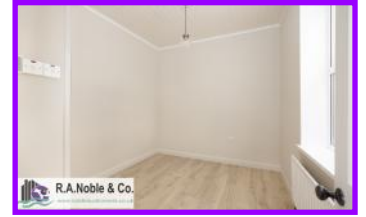
Sales Details

We are seeking offers over £169,950.

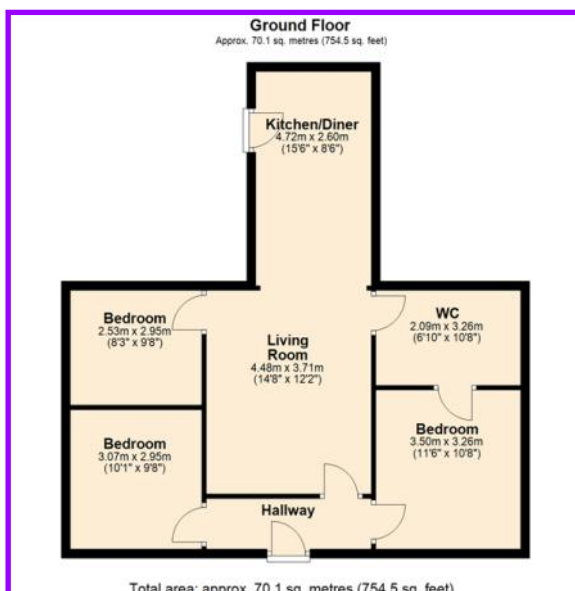


R.A. Noble & Co.

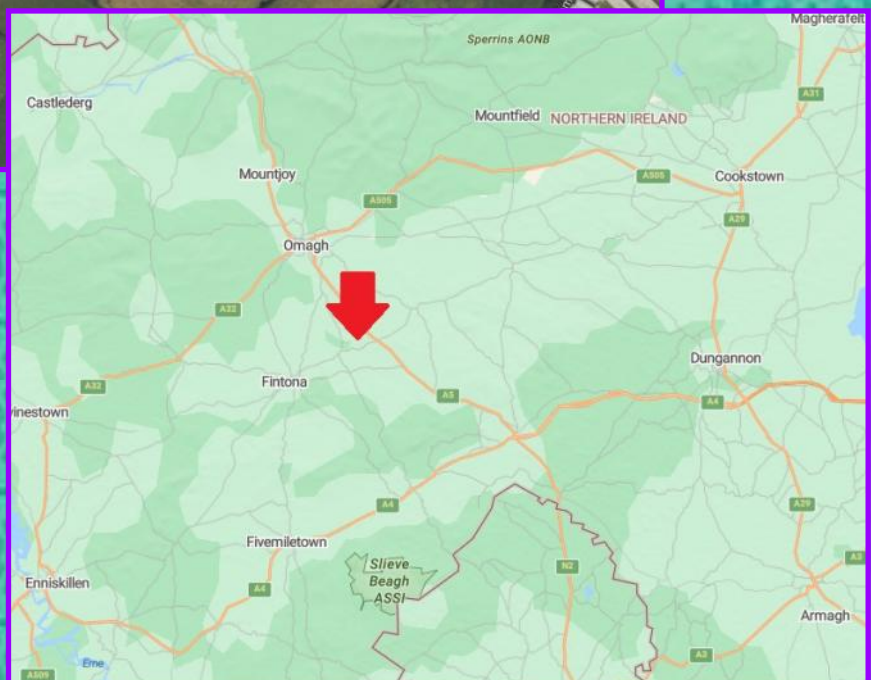
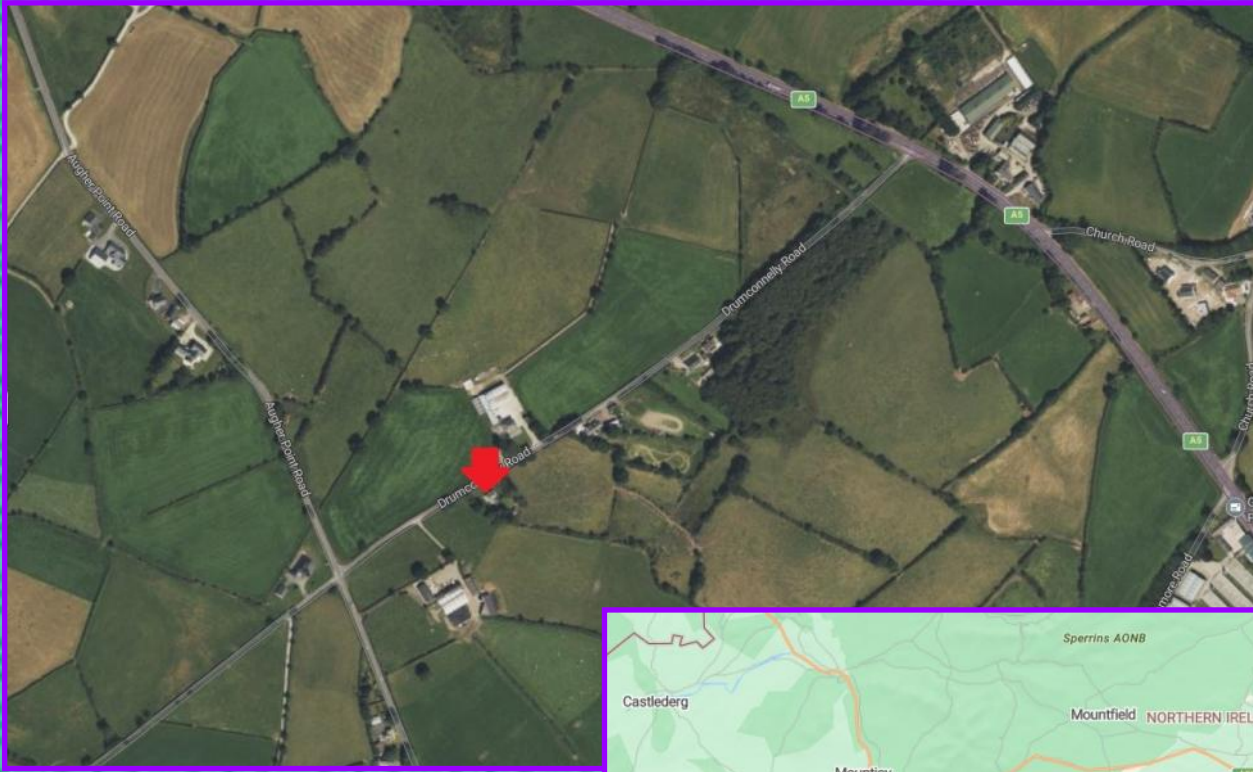
www.nobleauctioneers.co.uk



Floor Plan



Location Maps



FOR INDICATIVE PURPOSES ONLY

RA Noble & Co Ltd

T: 028 8554 8242

F: 028 8554 9900

E: info@nobleauctioneers.co.uk

JONATHAN KEYS

M: 077 4632 2257

jonny@nobleauctioneers.co.uk



RICS

the mark of
property
professionalism
worldwide

MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give RA Noble & Co Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. RA Noble & Co Limited. Registered Office: 59 Main Street, Clogher, Co Tyrone, N. Ireland BT76 0AA. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract. Reproduced with the consent of Goad Cartographers Ltd, Old Hatfield.