



**R A NOBLE & CO**

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK  
AUCTIONEERS & ESTATE AGENTS

Your  
Local  
Property  
Experts.

# For Sale

## Excellent 4 Bedroom Bungalow

74A Clabby Road

Fivemiletown

Co Tyrone

BT75 0QU

**RESIDENTIAL**



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#### RESIDENTIAL

#### EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77
55-68	D		
39-54	E	43	
21-38	F		
1-20	G		



#### Location

This beautiful property is ideally located on the Clabby Road on the outskirts of the sought after village of Fivemiletown. As a further bonus the recently upgraded public footpath from the village extends to the property ensuring the occupants safety whilst enjoying the short walk into the local village.

#### Description

##### Charming Detached Bungalow in Fivemiletown

This spacious detached bungalow offers a rare opportunity to enjoy peaceful countryside living alongside the convenience of a suburban location. Nestled on a generous plot with a mature lawn and garden, it's ideal for relaxing outdoors or entertaining family and friends.

Inside, the home features:

- Four generously sized bedrooms, including one with an ensuite
- A bright and expansive kitchen/living area perfect for modern family life
- Integrated garage plus attic space for additional storage
- Double glazed PVC windows and doors
- Oil-fired central heating (OFCH)

Approached by a tarmac driveway and surrounded by greenery, this welcoming home promises comfort, space, and versatility. With interest expected to be high, we encourage all interested parties to contact our office to arrange an essential viewing at their earliest opportunity to avoid disappointment and appreciate all this exceptional property has to offer.

#### 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/Dining Room : 4.72m x 4.76m  
Living Room : 5.51m x 4.76m  
Master Bedroom : 3.70m x 3.40m  
Bedroom 2 : 3.70m x 3.57m  
Bedroom 4 : 3.39m x 4.20m  
Garage : 6.05m x 4.61m

Utility Room : 2.01m x 2.85m  
Porch : 2.08m x 2.21m  
Ensuite : 2.01m x 1.66m  
Bedroom 3 : 3.40m x 3.37m  
Bathroom : 3.70m x 2.85m

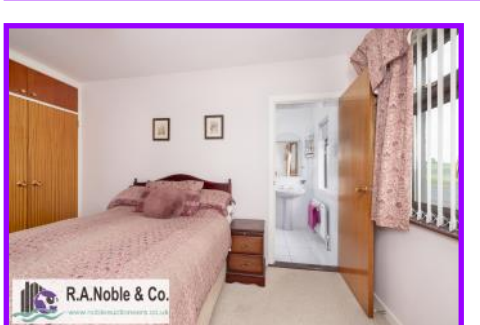
#### Rates

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

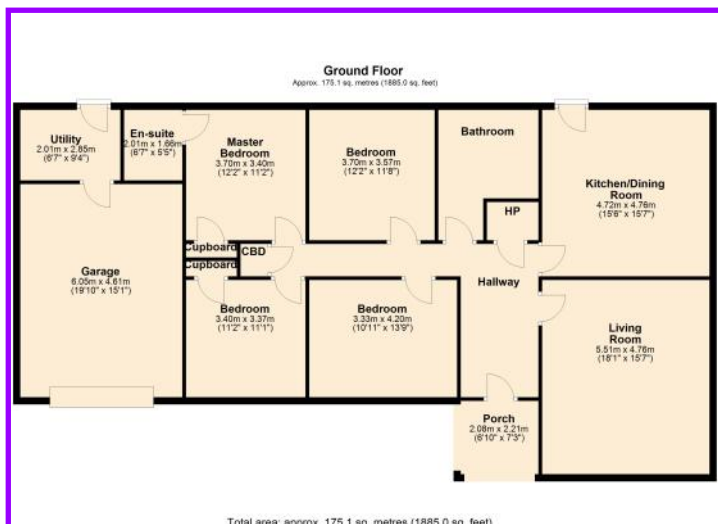
Estimated Annual Rates Payable for 2024/25: £1,374.89

#### Sales Details

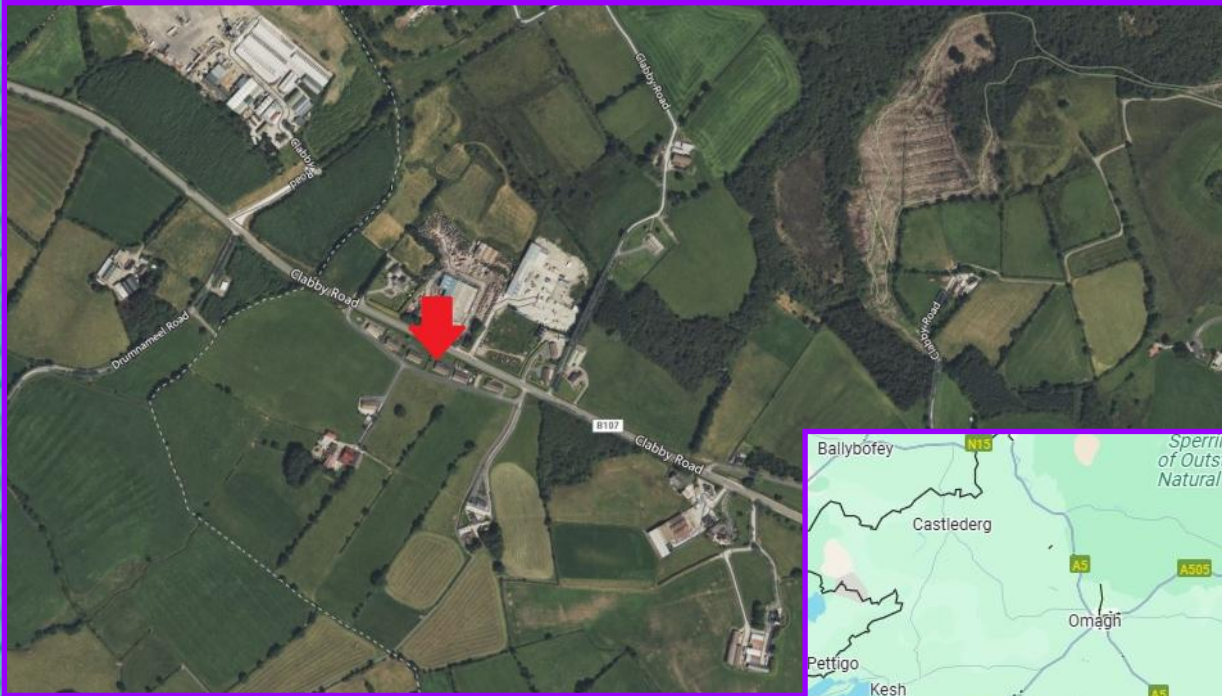
We are seeking offers over £225,000.



## 2D/3D Floor Plan (FOR INDICATIVE PURPOSES ONLY)



## Location Maps



FOR INDICATIVE PURPOSES ONLY

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