



R A NOBLE & CO

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK
AUCTIONEERS & ESTATE AGENTS

Your
Local
Property
Experts.

For Sale

Excellent Three Bedroom Detached Dwelling
With Garage

57 Primrose Hill,
Clogher, Co. Tyrone
BT76 0AF

RESIDENTIAL



R.A.Noble & Co.

www.nobleauctioneers.co.uk



R.A. Noble & Co.

www.nobleauctioneers.co.uk

Location

This beautiful detached property is ideally located within the highly sought after Primrose Hill Development accessed off the Station road. The surrounding area is predominantly residential with a range of shops, schools and various local amenities available within walking distance. Clogher is a thriving rural village which lies on the banks of the River Blackwater approximately 18 miles South of Omagh and 19 miles West of Dungannon.

Description

This beautiful home which occupies a large prominent site comprises a 3 bedroom detached two storey with integrated garage.

In addition the dwelling boasts a bright open plan kitchen/dining area, a spacious living room with feature sandstone fireplace and solid fuel burning stove, utility room, GF WC and ensuite off the main bedroom.

The kitchen is stylishly fitted out to include integrated appliances and a generous offering of high and low level units. This lovely property has been maintained to an excellent standard to include ceramic tile/wooden laminate/carpet flooring, OFCH and DG PVC windows and doors.

Externally this home offers an abundance of outdoor space with lawn areas at both sides, front and rear of the property in addition to a tarmac driveway.

This is a very well presented home which we have no doubt is sure to attract a high level of interest and therefore we would recommend all interested parties to contact our office at their earliest opportunity to arrange an essential viewing.

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 : 4.45m x 3m

Entrance Hall : 4.56m x 0.92m

Utility Room : 2.5m x 2.3m

Living room : 3.6m x 4.0m

Dining Room : 3m x 3.5m

Downstairs WC : 1m x 2.1m

First Floor

Master Bedroom : 4.1 m x 3.6m

Bedroom 2 : 3.6m x 3.6m

Bedroom 3 : 3.5m x 3m

Ensuite : 0.88m x 2.8m

Bathroom : 2.5m x 2.3m

Integrated Garage : 5m x 3m

Sale Details

We are seeking offers over £189,950.

Rates

We have been advised by the Land and property services of the following: Estimated Annual Rates Payable for 2023/24: £1,173.25

For Sale

Excellent Three Bedroom
Detached Dwelling With
Garage

57 Primrose Hill
Clogher, Co. Tyrone
BT76 0AF

RESIDENTIAL

EPC

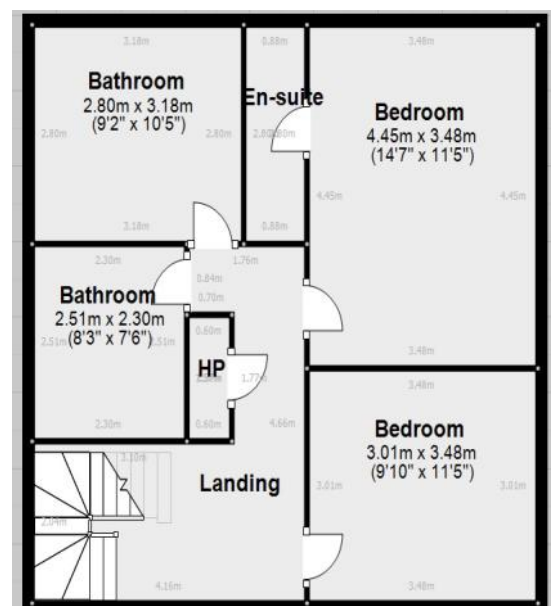
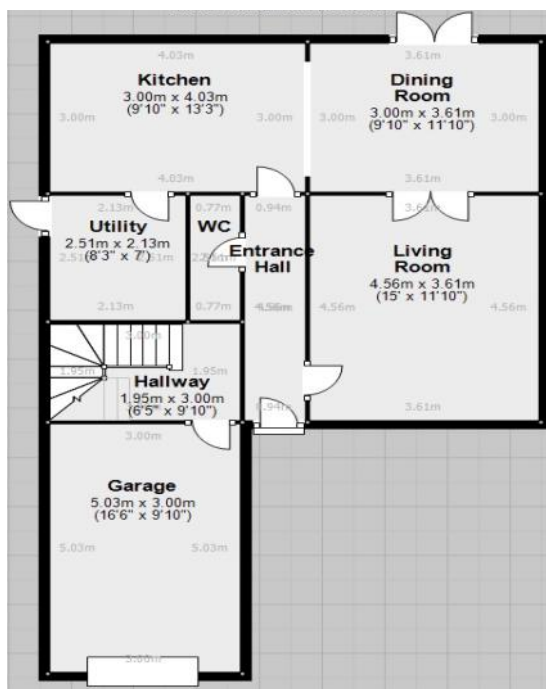
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63	68
39-54	E		
21-38	F		
1-20	G		



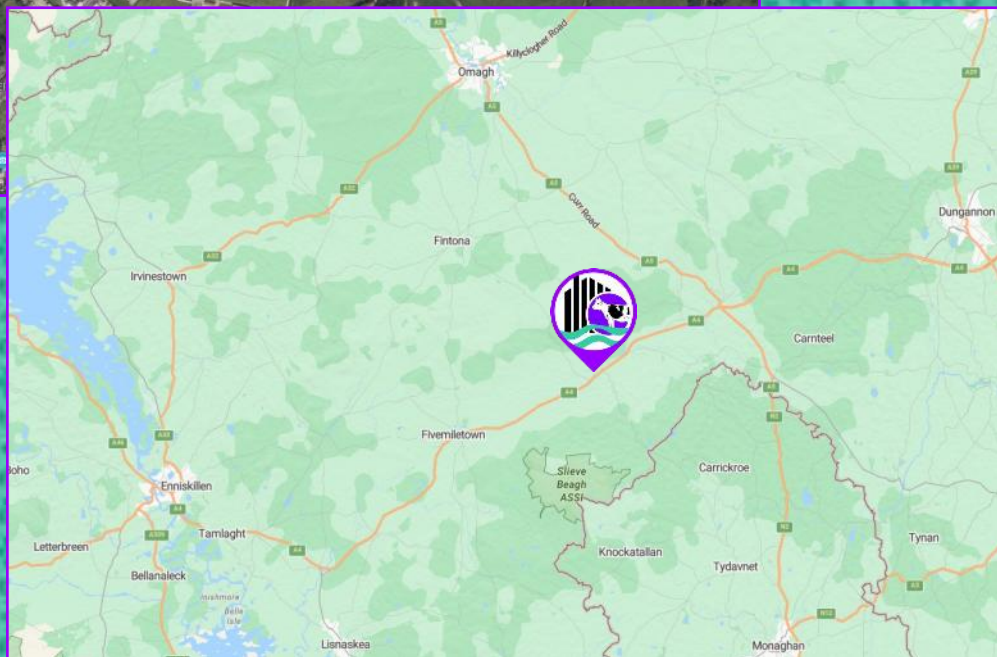
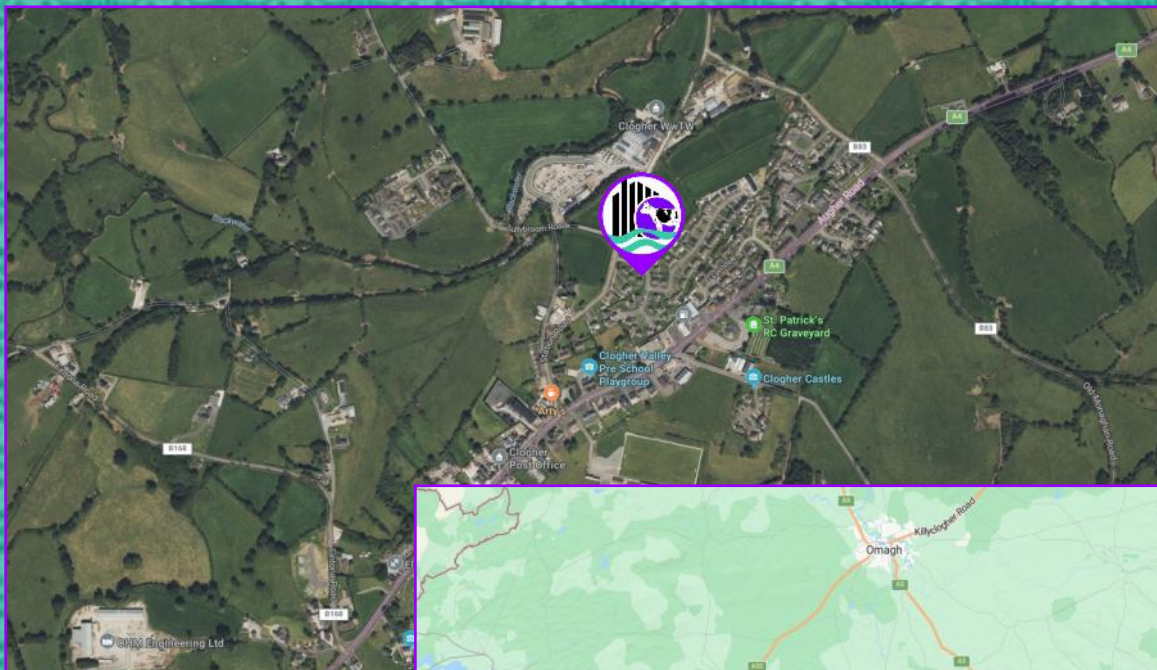
www.nobleauctioneers.co.uk



Floor Plans (For Illustrative Purposes Only)



Location Maps



Jonathan Keys MRICS



RICS

the mark of
property
professionalism
worldwide



077 4632 2257



jonny@nobleauctioneers.co.uk



R.A Noble & Co Ltd

028 8554 8242



info@nobleauctioneers.co.uk

Are you thinking of selling your property?

or would you like a **Free** valuation to advise what price you could expect if you decided to sell?

Like many of our valued clients already have, give our professional team a call for a FREE no obligation confidential discussion on 02885548242 and we would be happy to assist you with whatever property your enquiry relates to .



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.