

For Sale

Modern Three Bedroom Semi Detached Home

26 Primrose Hill
Clogher
BT76 0AF

RESIDENTIAL



26 Primrose Hill
Clogher
BT76 0AF



R.A Noble & Co.
www.nobleauctioneers.co.uk

Location

Situated within the popular Primrose Hill development in Clogher, the property enjoys a pleasant residential setting within easy reach of the village centre and its range of local shops, schools and everyday amenities. Clogher is situated on the edge of the A4 throughfare and therefore provides excellent connections west towards Enniskillen and east towards Dungannon, with onward access to the wider road and motorway network.



Description

This beautifully presented C.5 year old three bedroom semi-detached home offers stylish, modern accommodation with an impressive specification and a host of additional features incorporated since its original construction.

At the heart of the home is the bright and contemporary open-plan kitchen and dining area, providing a superb space for everyday living and entertaining. The kitchen is particularly well appointed, featuring a Blanco sink with rinse tap, double oven, integrated dishwasher and electric induction hob, combining a smart contemporary finish with excellent everyday practicality.

Upstairs are three well proportioned bedrooms, with the master bedroom benefiting from its own ensuite and two bedrooms featuring built-in wardrobes. Storage has also been particularly well considered, with the entire attic sheeted and fitted attic stairs providing easy access.

Externally, the property is equally practical, with a large tarmac driveway providing ample off road parking and a garden shed which has both electricity and water installed. An external hot and cold water supply provides another particularly useful addition.

With thousands of pounds worth of additional extras added since new, the property offers an excellent opportunity to acquire a modern home where many of the practical upgrades and finishing touches have already been completed.



Rates

We have been advised by the Land and Property Services website of the following:

Estimated Annual Rates

Payable for 2026/2027: £1,038



Sale Details

Offers Over:

£219,950



Features

- C. 5 year old three bedroom semi-detached home
- Thousands of pounds worth of additional extras added since new
- Bright open-plan kitchen and dining area
- Blanco sink with rinse tap
- Double oven, integrated dishwasher and electric induction hob
- Ground floor WC
- Master bedroom with ensuite
- Built in wardrobes to two bedrooms
- Entire attic sheeted to provide excellent storage
- Fitted attic stairs providing easy access
- Large tarmac driveway with ample off-road parking
- Garden shed with electricity and water installed
- External hot and cold water tap
- Oil-fired central heating
- PVC Double glazed windows
- Enclosed rear garden
- Popular residential development within easy reach of Clogher village

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

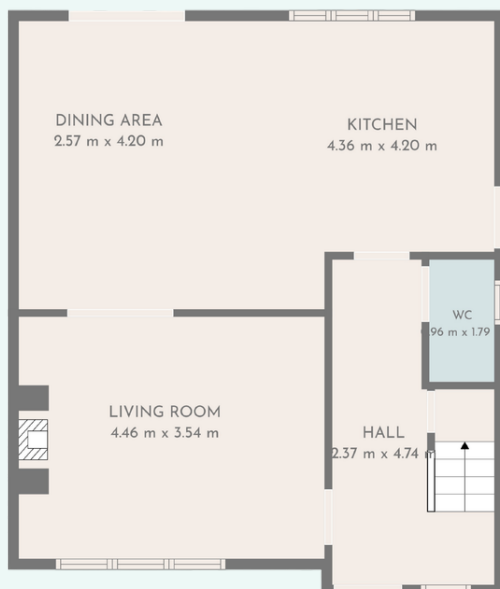
26 Primrose Hill
Clogher
BT76 0AF



R.A Noble & Co.
www.nobleauctioneers.co.uk



Ground Floor Plan



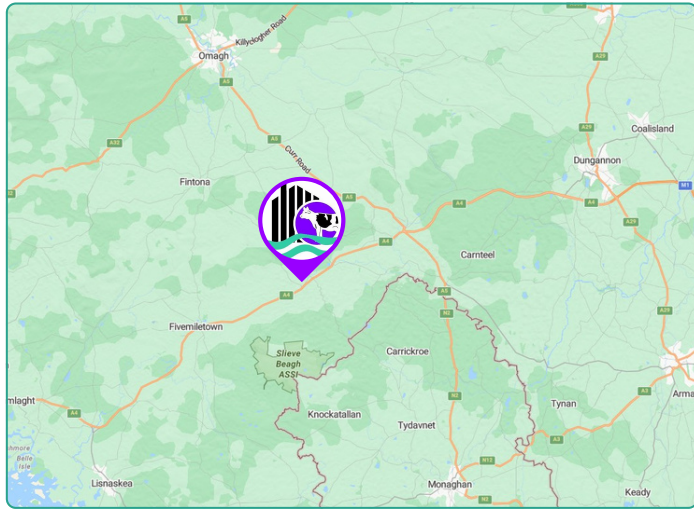
First Floor Plan



Location Maps



R.A Noble & Co.
www.nobleauctioneers.co.uk



Jonathan Keys MRICS

M: 077 4632 2257

E: jonny@nobleauctioneers.co.uk



RICS

the mark of
property
professionalism
worldwide

R. A. Noble & Co Ltd

T: 028 8554 8242

E: 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 BT176 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.