



R A NOBLE & CO
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For Sale

Outstanding 4 Bedroom Dwelling

9 Hospital Road
Omagh
Co. Tyrone
BT79 0AN

RESIDENTIAL



Location

This beautiful property is situated within a highly sought after area on Hospital Road, Omagh, with Omagh town centre on its doorstep. Conveniently, the property is within walking distance of a range of shops, schools, restaurants and leisure facilities, as well as Tyrone and Fermanagh Hospital. For those travelling further afield, the A5 is easily accessible from the property, offering direct connections towards Derry/Londonderry to the north and Ballygawley to the south, with onward access to the wider road network.



Description

This outstanding four bedroom dwelling offers approximately C. 2,100 sq. ft. of beautifully proportioned and versatile accommodation, combining an abundance of natural character with thoughtfully designed modern additions. At the heart of the home is the superb open-plan kitchen, dining and living area, creating a bright and sociable space for everyday family life and entertaining. The kitchen is centred around a large island and is complemented by integrated appliances, while an open fireplace with back boiler provides an additional means of heating the ground floor radiators and hot water. The separate front living room boasts further charm, with a beautiful feature bay window, open fireplace and cast iron radiator.

Priceless character continues throughout the upper floors, including an attractive arched window with window seat on the landing and a feature fireplace in one of the bedrooms. The master bedroom benefits from its own en suite and walk-in wardrobe, while the remaining accommodation provides excellent flexibility for family living.

Externally, the property enjoys a south-facing rear patio and seating area, providing a sheltered sun trap overlooking the garden, together with useful external storage.



Additional Features

- Sold with all furnishings and fittings included
- New kitchen fitted in 2017
- Ground floor WC
- Separate utility room
- Intruder alarm
- Primarily triple-glazed PVC windows
- Attractive barn-style front door
- Master bedroom with en suite and walk-in wardrobe
- Rainfall power shower to master en suite
- Fitted Sliderobes to second bedroom
- Family bathroom with feature corner bath and separate shower
- Partially floored attic providing excellent storage
- South-facing rear garden with patio and seating area
- Electricity supply to shed
- External water taps and electrical sockets
- Property fully ready to walk into
- Private tarmac access from Hospital Road
- Oil-fired central heating
- Feature roof light to third bedroom

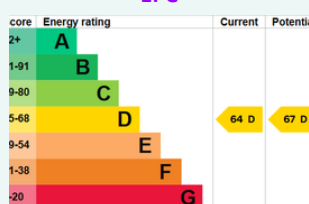


Rates

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

Estimated Annual Rates Payable for 2026/2027: £1,654

EPC



Fully Furnished

The property is offered for sale with all furnishings and fittings included.



Sale Details

Offers Over:

£295,000

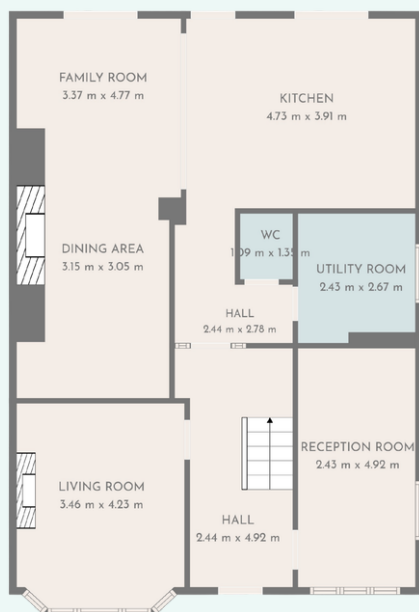
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Ground Floor Plan



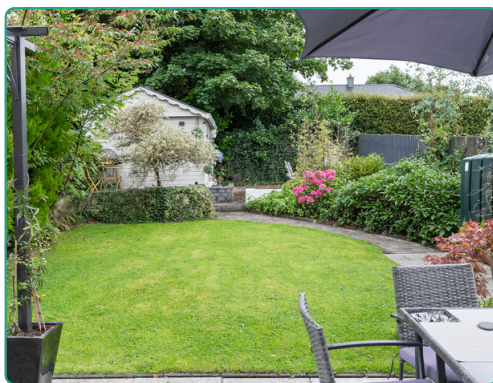
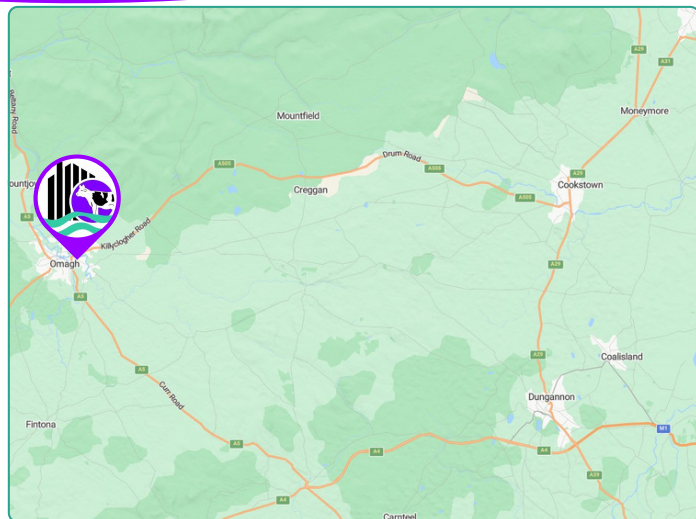
First Floor Plan



Location Maps



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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

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