

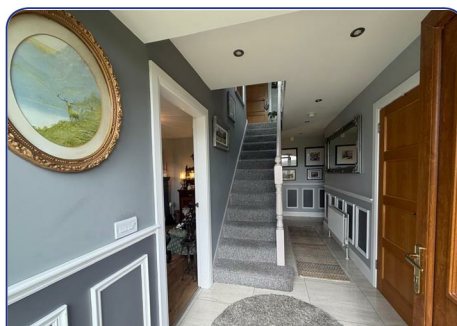
£310,000

FOR SALE



25 Shelahs Road, Strabane, BT82 0PT

- DETACHED CHALET BUNGALOW
- 4 BEDROOMS / 2 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC FRONT & BACK DOORS
- OAK INTERNAL DOORS
- SCENIC COUNTRY VIEWS
- GARAGE
- LAWNS FRONT AND REAR
- EPC - C



ACCOMMODATION

HALLWAY

Having cloaks cupboard, panelled walls, recessed lighting, tiled floor.

LOUNGE

12'7" x 10'7" (to widest points) (3.84m x 3.23m (to widest points))

Having fireplace and laminated wooden floor.

KITCHEN / DINING AREA

17'5" x 14'4" (5.31m x 4.37m)

Having range of eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, underoven, extractor hood, integrated fridge/freezer and dishwasher, multi fuel stove set in stone fireplace, dining space, recessed lighting, dual aspect, tiled floor.

UTILITY ROOM

Having range of units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble drier, tiled floor.

FAMILY ROOM/BEDROOM 3

13'7" x 12'3" wp (4.14m x 3.73m wp)

Having ornamental fireplace and laminated wooden floor.

BEDROOM 4

10'6" x 9'1" (3.20m x 2.77m)

Having laminated wooden floor.

BEDROOM 5

9'4" x 9'1" (2.84m x 2.77m)

Having built in wardrobe, laminated wooden floor.

BATHROOM

Comprising bath, fully tiled walk in shower, whb set in vanity unit, wc, chrome radiator, recessed lighting, tiled floor.

FIRST FLOOR

LANDING

Having hotpress.

SHOWER ROOM

Comprising fully tiled walk in shower, whb set in vanity unit, wc, recessed lighting and tiled floor.

BEDROOM 1

20'7" x 13'9" wp (6.27m x 4.19m wp)

Having built in wardrobe, recessed lighting, laminated wooden floor.

BEDROOM 2

14'8" x 9'6" (4.47m x 2.90m)

Having laminated wooden floor.

EXTERIOR FEATURES

GARAGE 8m x 5m Having roller door, side window and door, light and power points, water

Generous plot with lawn to front bordered by fence and stone pillars.

Double entrance gates.

Driveway to side leading to garage and extensive parking.

Walled to rear with steps leading to patio area and raised lawn.

Excellent views over open countryside.

ESTIMATED ANNUAL RATES

£1588 (OCT 2026)

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1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is anything which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you.
2. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order.
3. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.
4. These Particulars do not constitute a contract or part of a contract.
5. All measurements quoted are approximate.

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