R A NOBLE & CO
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Local
Property
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# For Sale

## Outstanding 3 Bedroom Detached Home

18 Shanroy Park
Pomeroy
Dungannon
BT70 2RP

RESIDENTIAL



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## Location

Located within the village of Pomeroy, 18 Shanroy Park is just a short walk from the village centre, where local shops, schools and everyday services are close at hand. Surrounded by the rolling countryside of County Tyrone, Pomeroy is also home to Pomeroy Forest, with its woodland walks and outdoor recreational opportunities. The B4 provides connections to the surrounding road network, with Dungannon approximately 10 miles away, Cookstown 11 miles and Omagh 16 miles.





## Description

This beautifully presented three bedroom detached home, offers comfortable living accommodation, tasteful interiors and generous outdoor space.

The property has been maintained to a high standard throughout, with a welcoming living room featuring a traditional fireplace and double doors opening through to the spacious open plan kitchen and dining area. The kitchen features soft white Shaker style units, contrasting worktops and tiled flooring, complemented by recessed spotlights and under cabinet lighting. The dining area also benefits from double doors opening onto the patio, providing a lovely space for outdoor dining and entertaining.

The ground floor also includes a bedroom and a stylish family bathroom, finished with contemporary tiling and a feature bath. Two further bedrooms and a shower room are situated on the first floor, offering a practical and flexible layout. Solid oak internal doors complete the accommodation, providing a consistent finish throughout the home.

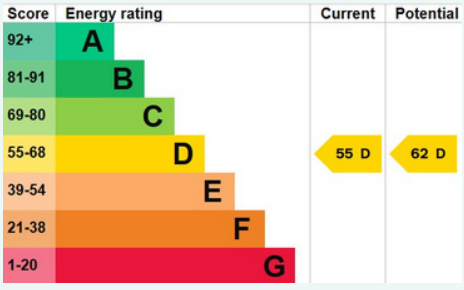
Outside, the property is equally appealing, with an extensive tarmac driveway complemented by neatly maintained lawns, established hedgerows and thoughtfully planted borders. A particular feature is the substantial detached steel portal framed shed, measuring approximately 9.0m × 7.0m, complete with pedestrian and roller shutter access. Together with a second external shed, these buildings provide generous storage space and added practicality.

With its beautifully maintained interiors, attractive gardens and substantial external facilities, 18 Shanroy Park offers a wonderful balance of comfort, character and everyday practicality.

## Additional Features

- Ground Floor Bedroom and Bathroom
- Separate First Floor Shower Room
- Solid Oak Internal Doors Throughout
- Oil Fired Central Heating
- Ground floor underfloor Heating
- Double Glazed PVC Windows
- LED Spotlighting and Under Cabinet Kitchen Lighting
- Tiled and Laminate Ground Floor Finishes
- Extensive Tarmac Driveway
- Two Steel Portal Framed External Sheds
- Larger Shed Measuring C. 9.0m × 7.0m with Roller Shutter and Pedestrian Access
- Additional Shed Measuring C. 2.8m × 3.8m
- Superfast Broadband Availability (Subject to Provider Confirmation)
- Good Mobile Phone Coverage (Subject to Network)

## EPC




## Rates

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

**Estimated Annual Rates Payable for 2026/2027:** £1,137

## Sale Details

Offers Over:

**£239,950**

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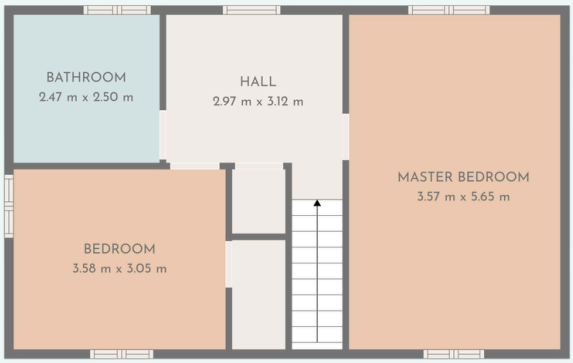




## Ground Floor Plan

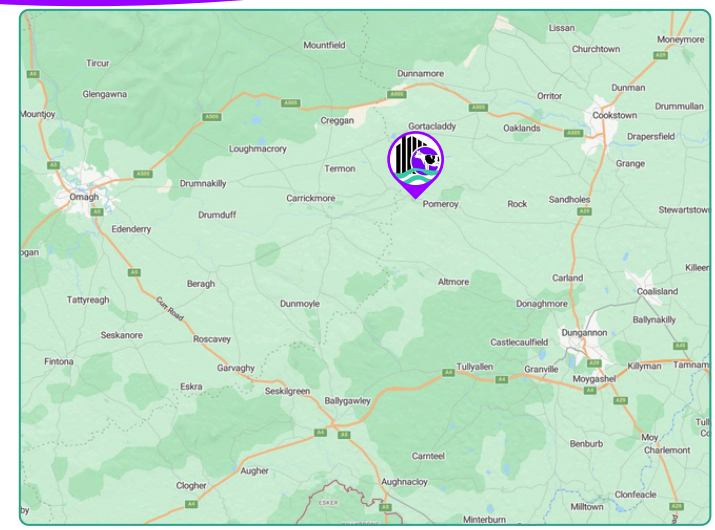


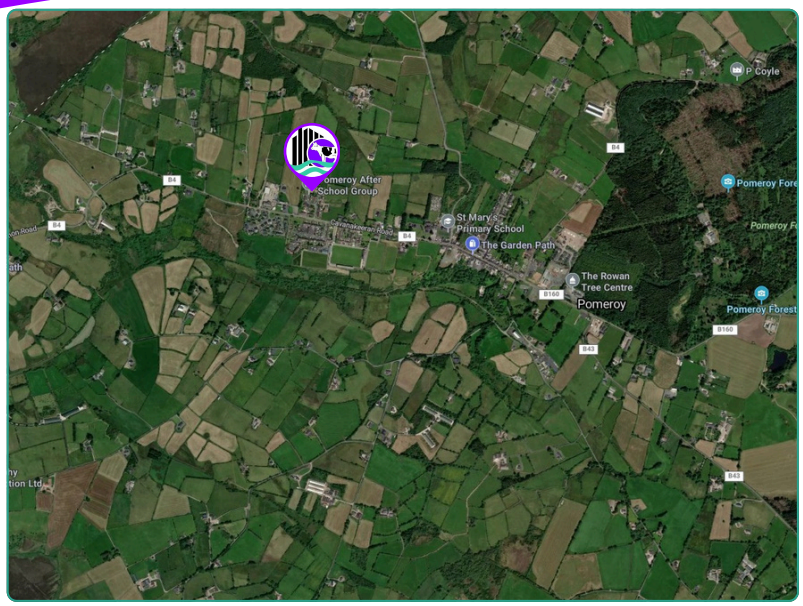

## First Floor Plan



# Location Maps

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