R A NOBLE & CO
SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK
AUCTIONEERS & ESTATE AGENTS

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Local
Property
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For Sale

Beautiful 4 Bedroom Semi-Detached Home

7 Eden Wood
Omagh
Co Tyrone
BT78 5FL

RESIDENTIAL



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BT78 5FL

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Location

This beautiful home is situated just off the Derry Road, within walking distance of Omagh town centre. 7 Eden Wood forms part of a modern residential development and benefits from its close proximity to Omagh's wide range of shops, schools, cafés, restaurants and leisure facilities.
The nearby A5 provides excellent road connections towards Strabane, approximately 19 miles away, and onwards to Derry/Londonderry, as well as the wider road network serving County Tyrone.





Description

Constructed in 2021, 7 Eden Wood is a striking four bedroom semi detached residence distinguished by its contemporary architecture, contrasting brick and rendered elevations and beautifully styled interiors.
At the heart of the home is an impressive open plan kitchen and dining area, where elegant Shaker style cabinetry is complemented by brushed brass effect fittings, decorative tiled splashbacks and a generous central island. Feature wall panelling adds character to the dining area, whilst French doors open directly onto the rear patio, creating a natural connection between the indoor and outdoor entertaining spaces.
The living room has been cleverly designed around a solid fuel burning stove set upon a granite hearth, flanked by rich green fitted cabinetry incorporating illuminated timber display shelving and integrated log storage. These distinctive design elements bring warmth and individuality to the interior whilst making excellent use of the available space.
Externally, the private enclosed rear garden incorporates a generous paved patio and lawn, framed by an Acheson & Glover retaining wall and complemented by a detached steel portal framed shed complete with electricity supply.

Additional Features

- Block built construction.
- Four bedrooms, including master bedroom with fitted wardrobes and ensuite
- Spacious family bathroom with separate corner shower and bath
- Ground floor WC
- Fitted kitchen with integrated appliances, American style fridge freezer, electric oven and hob
- Separate utility room with fitted cabinetry
- Wooden laminate flooring to living room
- LED spotlighting throughout
- Mains gas central heating
- Double glazed PVC windows
- Tarmac driveway and front lawn
- Private enclosed rear garden with paved patio and Acheson & Glover retaining wall
- Detached steel portal framed shed complete with electricity supply
- High speed internet service
- Attic access stairs and floored attic storage

Rates

We have been advised by the Land and Property Services website of the following:
Estimated Annual Rates Payable for 2026/2027: £1,253

EPC



Sale Details

Offers Over:

£239,950

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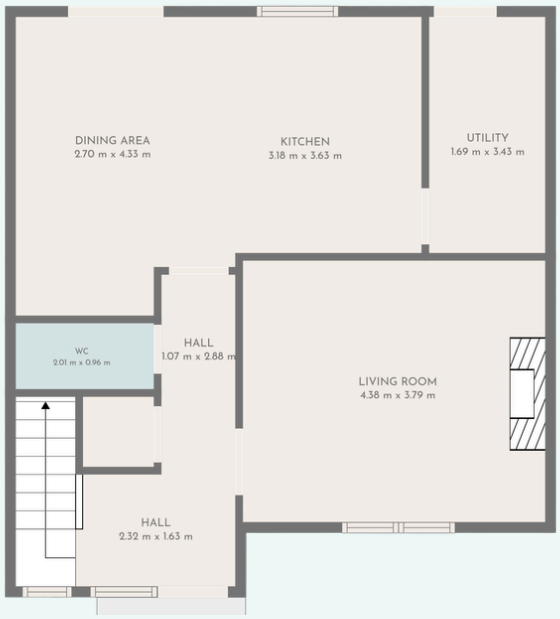








Ground Floor Plan

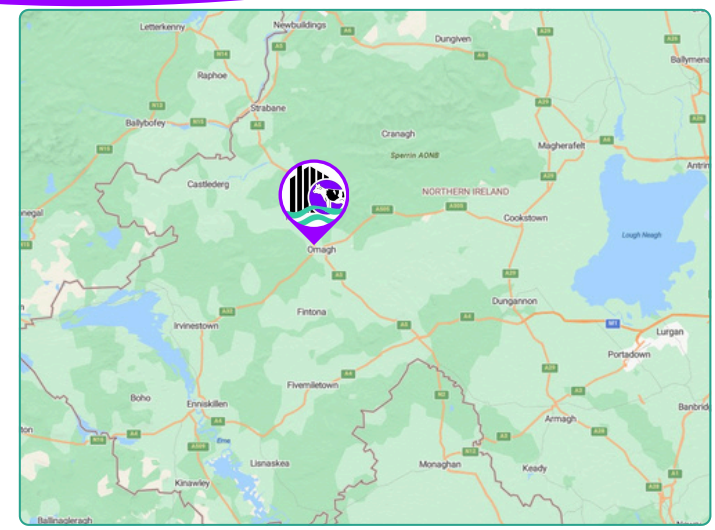


First Floor Plan



Location Maps

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