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# For Sale

## Beautiful 3 Bedroom Semi-Detached Home

7 The Olde Fairways Crescent
Fivemiletown
Co. Tyrone
BT75 0TG

**RESIDENTIAL**



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## Location

Ideally situated within the sought after Olde Fairways residential development in Fivemiletown, this property is within walking distance of local shops, schools and everyday amenities, including Fivemiletown College and St Mary's Primary School. The nearby A4 provides excellent road connections to the surrounding towns, with Enniskillen approximately 16 miles away, Omagh 18 miles and Ballygawley 14 miles. Fivemiletown's position along this main route also provides easy access towards Dungannon and Belfast, making it an appealing location for those travelling throughout the region.





## Description

Beautifully presented throughout, this three bedroom semi-detached home features inviting interiors and a number of desirable additions that enhance its appeal as a family home. Built in 2018, the property benefits from underfloor heating throughout the ground floor, whilst the living room draws particular appeal from its wood-effect tiled flooring and striking solid fuel burning stove, beautifully framed by illuminated stonework and a granite hearth. At the heart of the home lies a spacious kitchen and dining area, where grey Shaker style cabinetry, integrated appliances, recessed spotlights and under-cabinet lighting create a stylish and welcoming setting for everyday living and entertaining, with the added benefit of a separate utility room.

Upstairs, three well proportioned bedrooms include an inviting master bedroom with its own en-suite shower room. The beautifully presented family bathroom features contemporary sanitaryware and decorative tiling, with both a bath and a separate pod shower.

Externally, the property benefits from a generous enclosed rear garden with an extensive paved patio and landscaped raised planting bed, creating an attractive, low maintenance space for relaxing and entertaining against a countryside backdrop. A brick-edged tarmac driveway and matching detached brick garage with both roller shutter and pedestrian access doors further enhance the property's appeal, providing ample off-street parking and valuable additional storage.

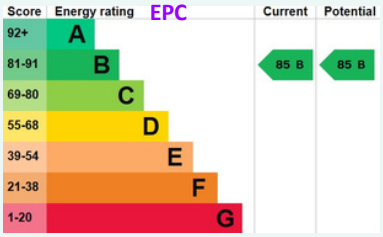
## Features

- Underfloor heating throughout the ground floor
- Solid fuel burning stove
- Stylish grey Shaker style kitchen with integrated appliances
- Recessed spotlights and under-cabinet kitchen lighting
- Separate fitted utility room
- Wood-effect tiled flooring to living room
- Master bedroom with en-suite shower room
- Family bathroom with bath and separate pod shower
- Detached brick garage with roller shutter and pedestrian access doors
- Enclosed rear garden with extensive paved patio and raised planting bed
- Tarmac driveway and front lawn
- Ground floor WC
- CCTV and doorbell recording systems
- Digital thermostat heating controls
- Oil fired central heating
- Double glazed PVC windows
- Constructed in 2018

## 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



7 The Olde Fairways Crescent

# Location Maps

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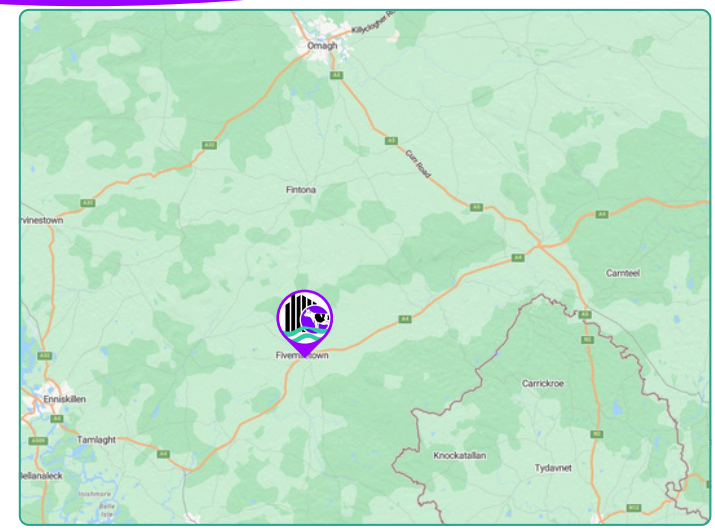


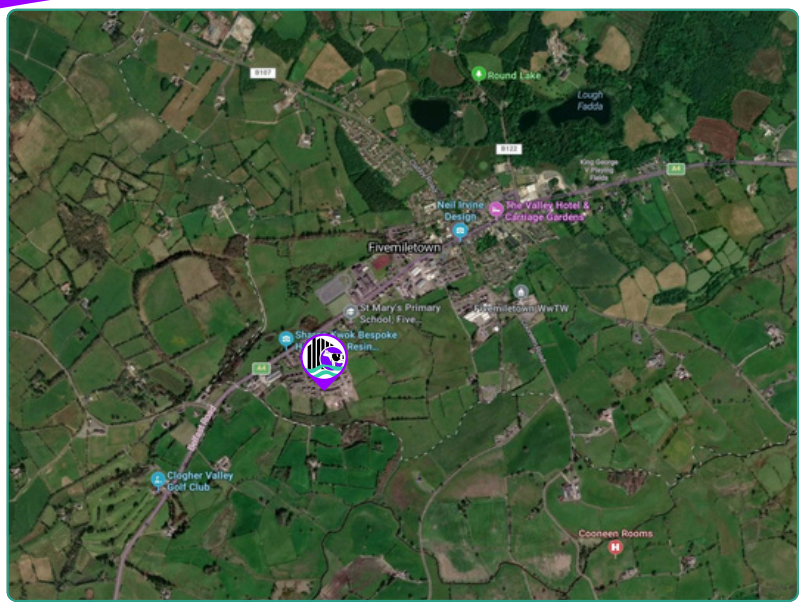









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