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Local
Property
Experts.

For Sale

Excellent 3/4 Bedroom Bungalow

30 Tullybroom Road

Clogher

Co Tyrone

BT76 0UW

RESIDENTIAL



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Location

This beautiful property is ideally located on the outskirts of Clogher Village in a quiet countryside area yet only a couple of minutes drive from the village thus presenting excellent convenience to local shops/amenities and the Main A4 Road connecting Enniskillen to Belfast.

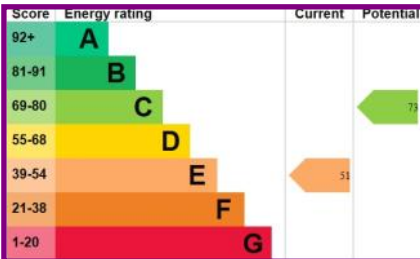
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EPC



Description

This gorgeous home which is set on a spacious raised site presents a rare opportunity to acquire a bungalow in the Clogher valley area.

The property is approached via private tarmac driveway from the Tullybroom Rd and boasts extensive lawns/manicured gardens on both sides of the approach.

Internally the property is well equipped to include a Kitchen & utility complete with appliances as well as OFCH & DG PVC windows. The main bathroom is also fitted with an electric shower and Bath unit. The private rear patio area of the home is perfect for spending time outdoors and we have no doubt this dwelling offers endless potential as a stylish family home.

We would highly recommend an essential viewing of this beautiful home to appreciate it's true brilliance.

Accommodation

We have measured the property in accordance with the RICS Code of measuring practice 6th Edition and would note the following approximate areas:-

Ground Floor

Kitchen: 3.84m x 4.76m

Utility Room : 2.99m x 2.88m

Living Room : 5.75m x 4.2m & 2.57m x 2.78m

Lounge & rear porch : 4.97m x 4.7m

Bathroom : 2.70m x 2.47m

Master Bedroom : 4.04m x 4.56m

Ensuite : 2.03m x 1.96m

Bedroom 2 : 3.84m x 3.02m

Bedroom 3 : 4.67m x 3.86m

Store : 3.22m x 3.13m

Rates

We have been advised by the Land and property services of the following:

Estimated Annual Rates Payable for 2025/26 : £1,374.89

Sales Details

We are seeking offers over £220,000.



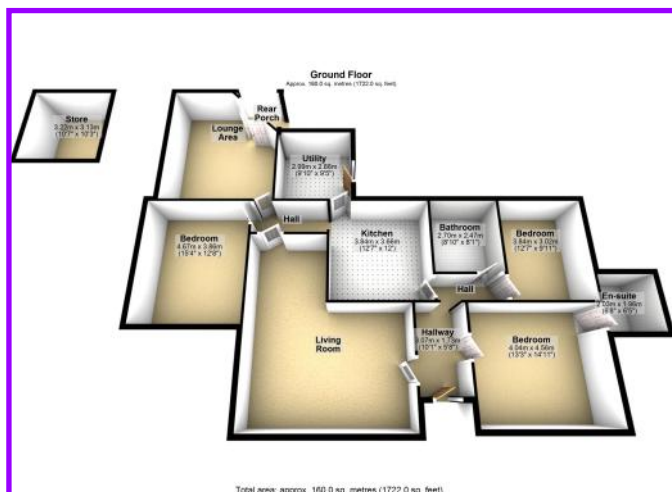


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Ground Floor Plan (FOR INDICATIVE PURPOSES ONLY)



Location Maps



FOR INDICATIVE PURPOSES ONLY

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professionalism
worldwide

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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 whatever property your enquiry relates to.

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