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SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK
AUCTIONEERS & ESTATE AGENTS

Your
Local Property
Experts.

For Sale

Beautiful Detached 5 Bedroom Chalet Bungalow

38 Grogey Bridge Road,
Brookeborough
Fivemiletown
Co Tyrone
BT75 0AB

RESIDENTIAL



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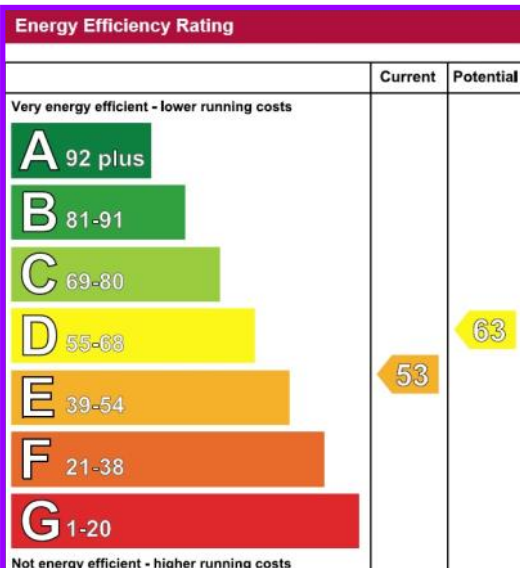
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EPC



Location

This excellent family home is set on a generous elevated 0.4 acre site in a peaceful location on the Grogey Bridge Road close to the bustling rural village of Fivemiletown and approximately 20 minutes drive from Omagh or Enniskillen.

Description

This charming 5 bedroom detached chalet bungalow has been fully refurbished and is presented for sale in immaculate condition. This property enjoys a spacious kitchen/Diner c/w appliances & a separate utility room. The stylish Living Room boasts panoramic views of the surrounding countryside and benefits from an open fireplace to enjoy those cosy nights in.

The Loft conversion of the dwelling has been completed to a high standard providing two spacious bedrooms and a bespoke modern shower room and toilet.

The front of the property has a large garden area with stone entrance pillars and a tarmac driveway. The rear of the home features an abundance of outdoor space including a garage c/w roller shutter door and a 7.4m x 4.6m shed accessed by a separate laneway. Other highlights of this wonderful property include:

- OFCH/ DG PVC Windows & Doors
- Newly reseeded Lawns & Outdoor water Tap
- LED spotlighting

Viewing of this stylish yet affordable private family home is highly recommended by the selling agents. Book your viewing early to avoid disappointment.

Rates

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

Estimated Annual Rates Payable for 2024/2025: £1,257.88



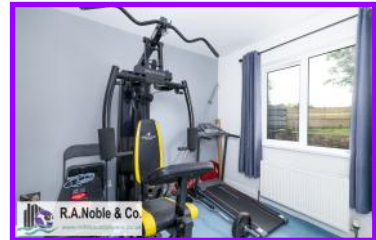


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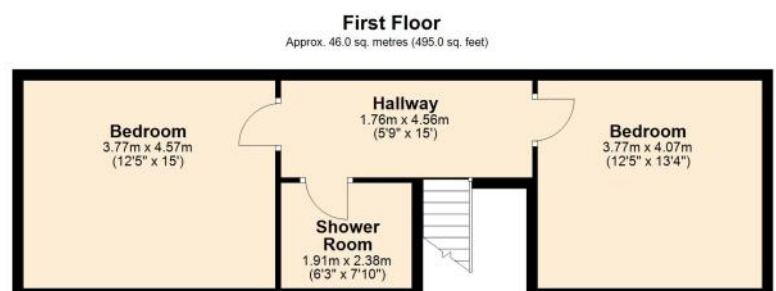
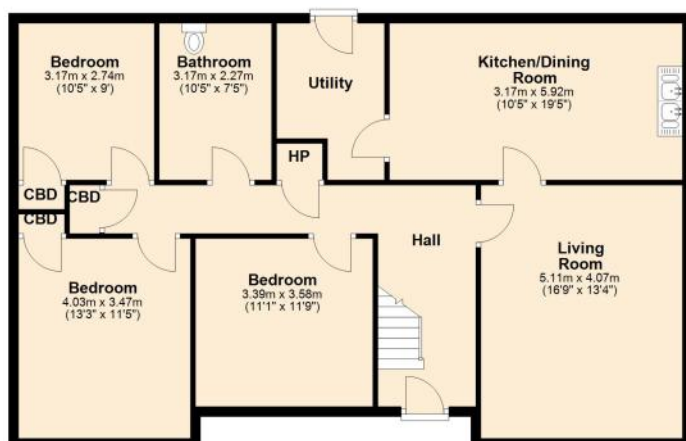
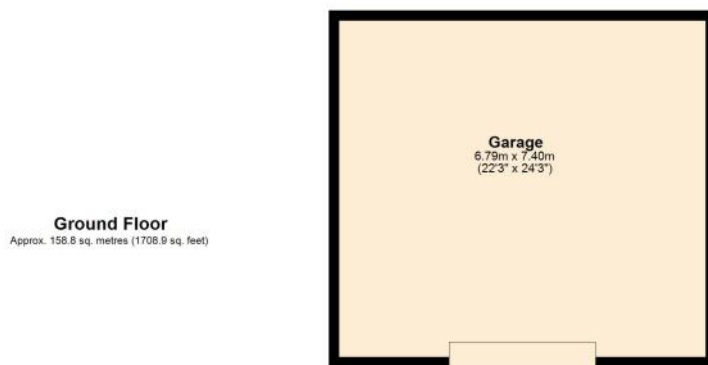
Sale Details

We are seeking offers over £239,950 exclusive.



Accommodation

We have measured the property in accordance with RICS Code of Measuring Practice 6th Edition and would note the following approximate areas within our floor plan :



Total area: approx. 204.7 sq. metres (2203.9 sq. feet)

Location Maps



FOR INDICATIVE PURPOSES ONLY

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MISREPRESENTATION ACT 1967

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