



R A NOBLE & CO

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK
AUCTIONEERS & ESTATE AGENTS

Your
Local
Property
Experts.

For Sale

Excellent 2 Storey Dwelling House & Paddock

3 Creevanger Road,
Omagh,
Co Tyrone,
BT78 1SH

RESIDENTIAL



R.A. Noble & Co.

www.nobleauctioneers.co.uk

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Dwelling House &
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Omagh,
Co Tyrone,

RESIDENTIAL

EPC

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 60 | 79 |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Location

This spacious family home is superbly located in a highly sought after area just off the main Omagh- Dromore Road approximately 1.5 miles from Omagh Town thus presenting an ideal balance of convenience to local amenities within Omagh along with the freedom of the peaceful countryside.

Description

The excellent dwelling comprises an elegant 2 storey detached 3 bedroom dwelling with external Garage/store and a small paddock. The property which benefits from OFCH & DG PVC windows and doors and has been maintained to an excellent standard by the current owners & is privately accessed from the Creevangar Road/White Hill Road.

A ground floor extension was added C. 17 years ago to provide a Kitchen & Storage room which further reinforces this residence's capability to serve as a brilliant family home.

The spacious Living room boasts a stylish modern fireplace in addition to a solid country kitchen c/w integrated appliances.

As an added bonus the paddock to the side of the dwelling is included within the sale which provides a large grass area suitable for either a garden or for some hobby farming.

This wonderful home provides the fortunate purchasers with endless potential at an affordable price & thus a high level of interest is anticipated. Book your viewing early to avoid disappointment.

Rates

We have been advised by the Land and Property services website that the current rates payable are : **£1045 per annum**

Sale Details

Offers in excess of £240,000



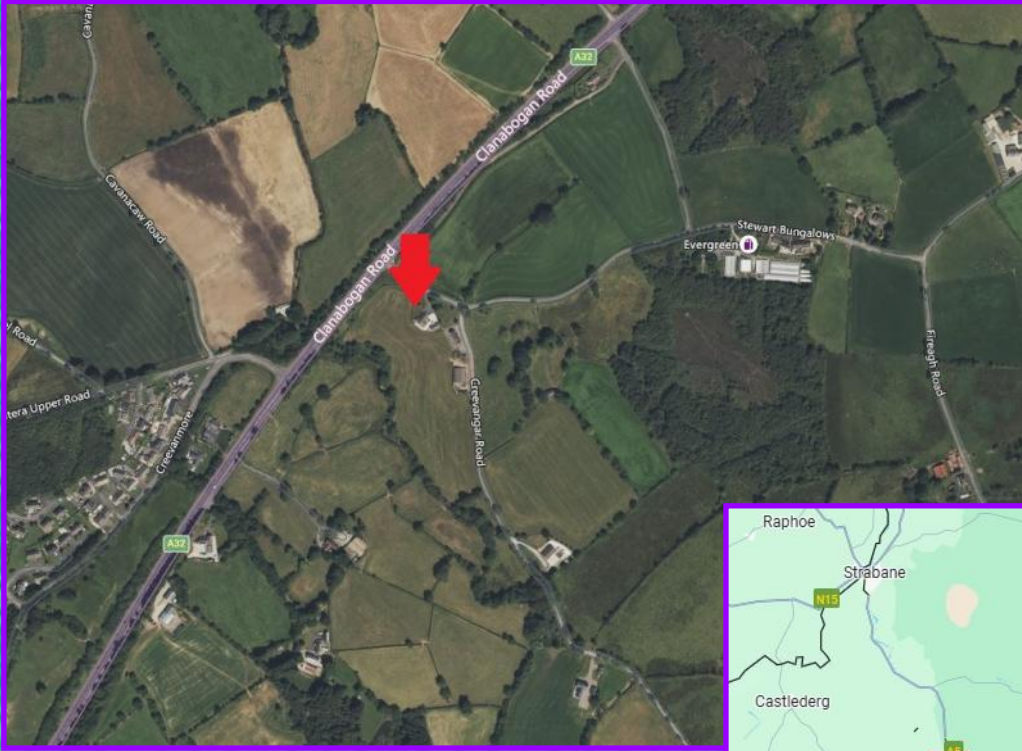
Floor Plans



Indicative Spatial Boundary Maps (For Indicative purposes only) (Blue boundary marks Dwelling Boundary)



Location Maps



FOR INDICATIVE PURPOSES ONLY

RA Noble & Co Ltd

T: 028 8554 8242

F: 028 8554 9900

E: info@nobleauctioneers.co.uk

JONATHAN KEYS

M: 077 4632 2257

jonny@nobleauctioneers.co.uk



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property
professionalism
worldwide

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or would you like a **Free valuation** to advise what price you could expect if you decided to sell?

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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