



R A NOBLE & CO

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK
AUCTIONEERS & ESTATE AGENTS

Your
Local
Property
Experts.

For Sale

Beautiful 4 Bedroom Country Dwelling

100 Edergoole Road

Fintona

Co Tyrone

BT78 2NG

RESIDENTIAL



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Location

This beautiful property is conveniently located on a generous private site approximately 5.5 miles south of Omagh and 1.5 miles north of Fintona. This excellent location therefore benefits from ease of access to the wide range of shops schools and amenities provided in both Omagh and Fintona.

Description

This attractive family home constructed C. 1990 is set on a spacious C. 1.3 acre site with excellent lawn space and a double garage.

The C.2,650 sq ft dwelling is approached by a private asphalt/tarmac driveway from the beautiful stone walled pillars/entrance and occupies an elevated position elegantly set back from the county road.

Internally the spacious property has been finished to an excellent standard to include a solid pine kitchen c/w integrated appliances, oil fired AGA cooker, oil burner, open fireplace with backboiler, BEAM vacuum system, DG PVC windows and a jacuzzi bathtub in the main bathroom.

This beautiful property presents super potential to any fortunate purchaser and we would highly recommend viewing to truly appreciate it's privacy and charming appeal.

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 : 4.5m x 3.26m
Dining Room : 3.47m x 4.47m
Reception : 5.1m x 4.0m
GF Bathroom : 2.66m x 2.2m
Reception 2 : 5.45m x 4.17m

Breakfast Room : 5.16m x 4.2m
Utility Room : 3.5m x 2.3m
Entrance Hall : 6.2m x 2.66m
GF Bedroom : 3.94m x 3.27m
Sunroom : 3.5m x 3.3m

First Floor

Bedroom 1 : 4.04m x 3.77m
Bedroom 3 : 3.48m x 3.27m
Main Bathroom : 3.49m x 3.26m
Hallway : 6.6m x 0.91m

Bedroom 2 : 4m x 2.85m
Bathroom : 2.7m x 1.7m
Hallway : 4.65m x 1.1m

Rates

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

Estimated Annual Rates Payable for 2024/25: £1,510.00.

Sale Details

We are seeking offers in the region of £300,000.

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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63
39-54	E	45	
21-38	F		
1-20	G		



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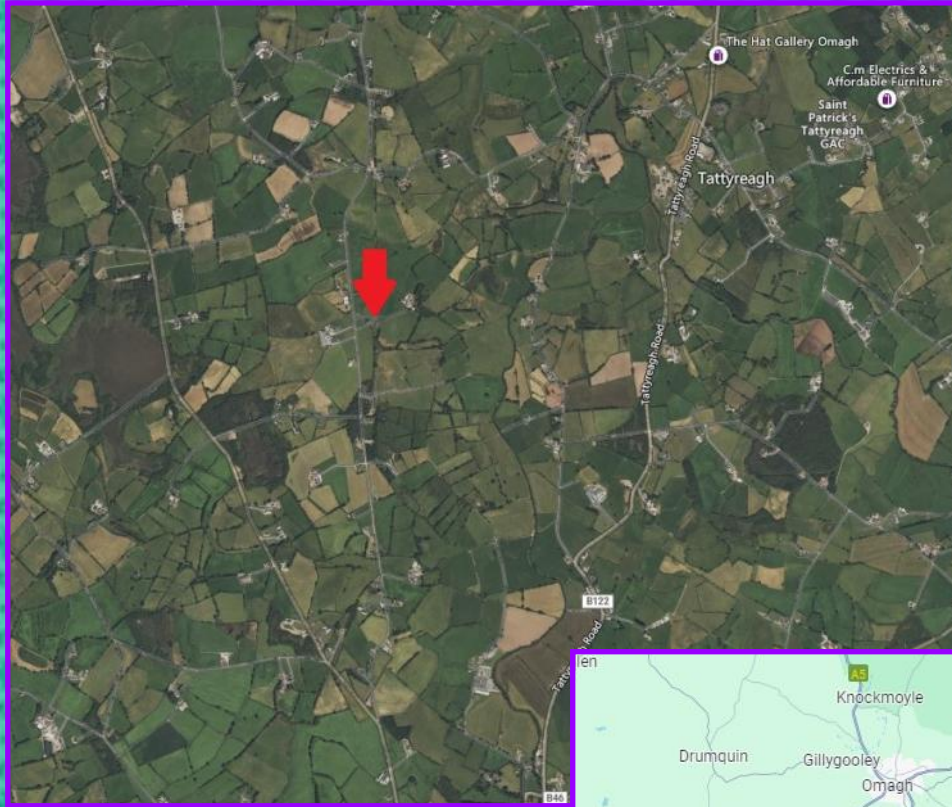
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Indicative Boundary Plans



Location Maps



FOR INDICATIVE PURPOSES ONLY

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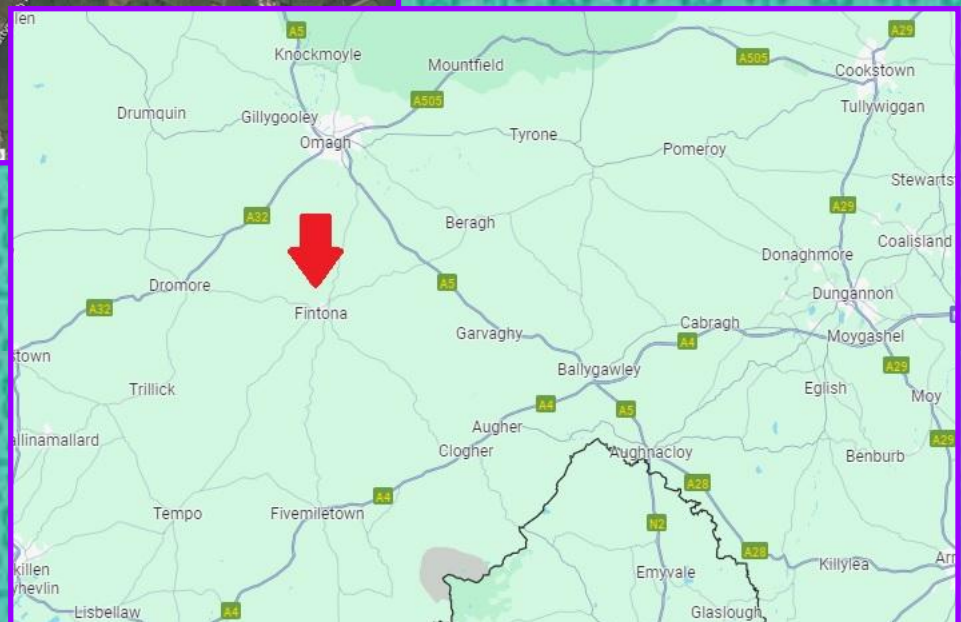
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RICS

the mark of
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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