



R A NOBLE & CO

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK
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Your
Local
Property
Experts.

For Sale

Outstanding 4 Bedroom Bungalow

2 Willand Close,
Fivemiletown,
Co Tyrone,
BT75 0QR.

RESIDENTIAL



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www.nobleauctioneers.co.uk

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EPC



Location

This excellent dwelling is conveniently located in the peaceful Willand close development within Fivemiletown village thus benefitting from a quiet environment yet ease of access to all the villages shops, schools, amenities & public transport etc.

Description

This gorgeous home which has been maintained to an immaculate standard by it's current owner boasts 4 large bedrooms (1 ensuite), 2 receptions and an open plan kitchen diner leading into a bright sunroom.

This bungalow oozes style and boasts the following features:

- Nest Digital Heating App - LED Spotlighting - DG PVC Windows & Doors
- Beautifully Landscaped Gardens c/w Acheson glover paving blocks & Tarmac driveway.
- Elegant Marble Fireplace with Granite Hearth & Electric Fire in Living Room - Built in Sliderobes in Bedrooms
- Intruder Alarm - Separate Bath & Shower in main Bathroom
- Outside Tap - Solar Panels reducing electric bill
- Steel Portal Framed shed c/w roller shutter door - Attic Stairs
- Fully Fitted Kitchen to include American Fridge Freezer.
- Paved external Awning area. - Hot water on Boiler & immersion heater - Wooden Laminate & Ceramic Tiled flooring throughout.
- Solid Oak Doors & Chrome Handles throughout.

Given the high quality presentation of this fabulous home we anticipate a high level of interest. Therefore we would urge all interested parties to contact our office early to book a viewing to avoid disappointment.

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 in excess of £265,000.



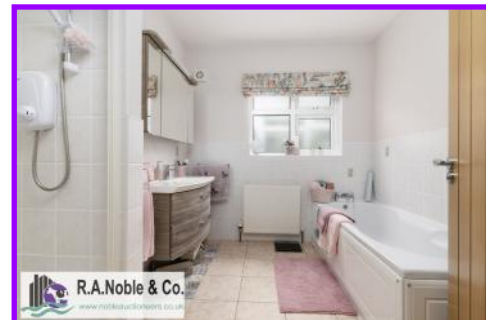
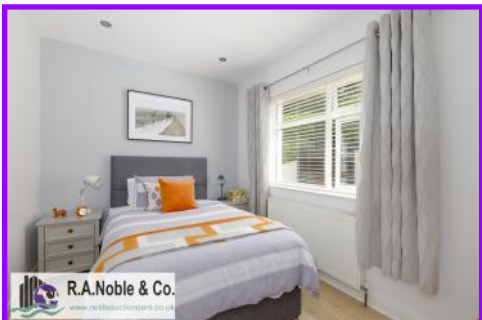
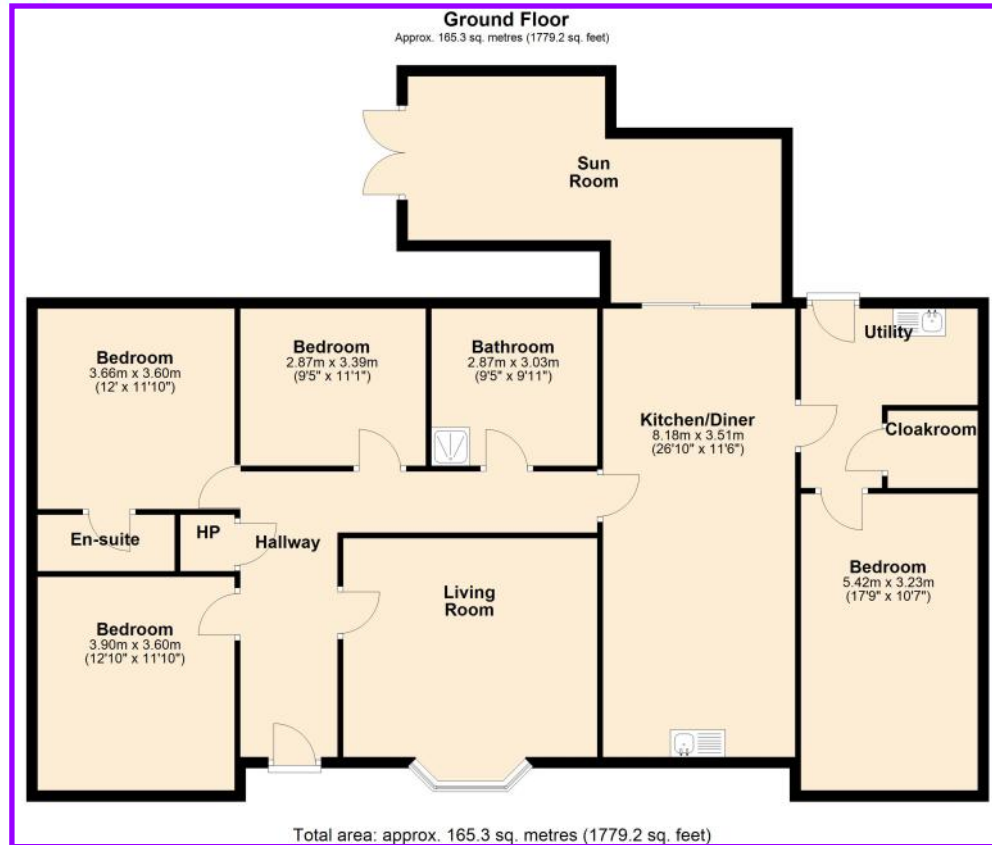


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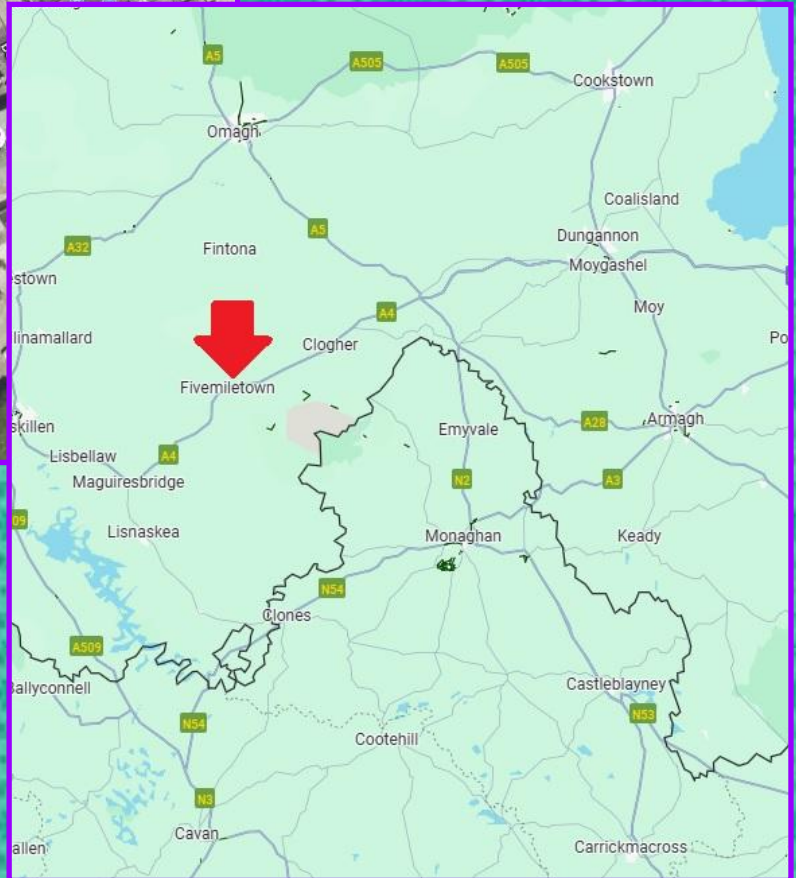
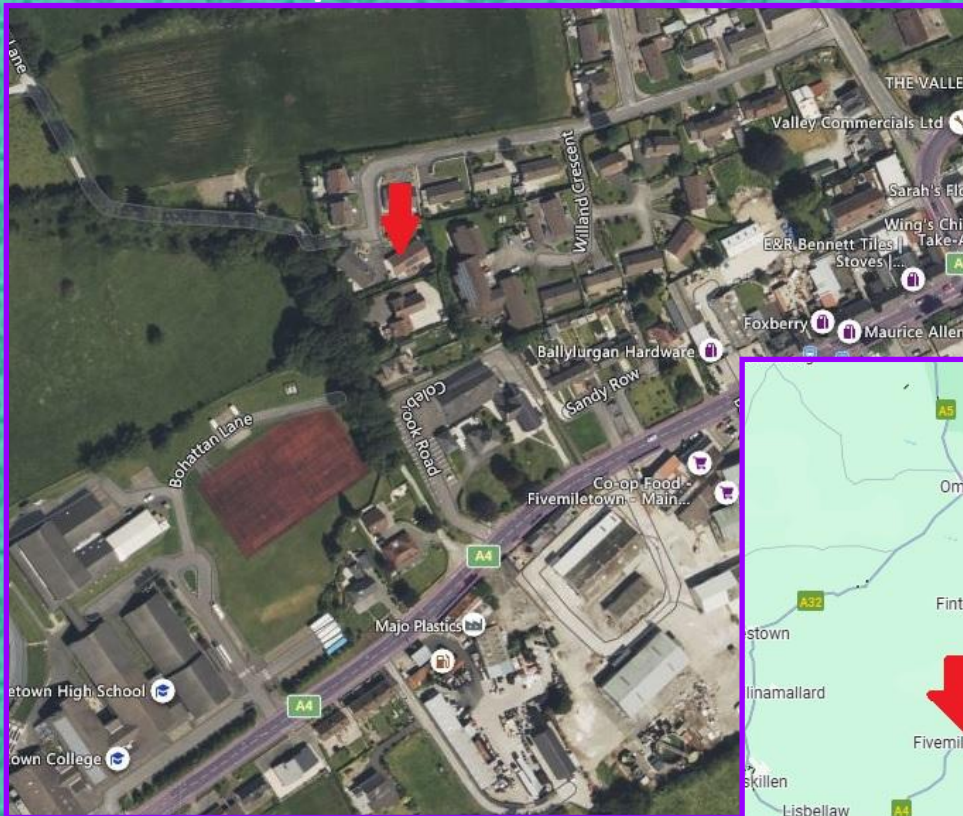
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Ground Floor Accommodation

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



Location Maps



FOR INDICATIVE PURPOSES ONLY

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property
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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

MISREPRESENTATION ACT 1967

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