



R A NOBLE & CO

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK
AUCTIONEERS & ESTATE AGENTS

Your
Local
Property
Experts.

For Sale

Outstanding 5 Bedroom Dwelling

139 Tirmacspird Road

Lack

Enniskillen

BT93 0FA

RESIDENTIAL



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Location

This beautiful family home is ideally located on Tirmacspird Road approximately 25 minutes drive from Enniskillen and 20 minutes drive from Omagh. The local village of Ederney is also just 5 minutes drive away.

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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	65 D
39-54	E		
21-38	F		
1-20	G		



Description

Welcome to 139 Tirmacspird Rd, a unique family home with something to offer everyone!

This modern, free flowing & bright property is set on a large C.0.8 acre site offering an abundance of private outdoor lawns/garden space. This dream home undoubtedly needs to be viewed to appreciate its elegance and class. However some of the main highlights are:

- BEAM Hoover system - Solid fuel burning stove c/w marble fireplace & Granite hearth - Gas Stove in Living room - OFCH - DG PVC doors & windows - Underfloor heating in GF Kitchen/utility area - Built in sliderobes in 2 bedrooms - Built in Cupboards in 2 bedrooms -Jacuzzi Bath tub - your very own External Bar room area - Covered decking area c/w outdoor sockets/lighting - CCTV on mobile App - Electric entrance gates - Large steel portal framed garage with 2 roller shutter doors & LED lighting.

This home which is accessed via private tarmac driveway with double stone entrance pillars truly has it all, right up to the gentle stream that runs through the grounds adding to the 'special' character that this unique home has to offer the fortunate purchasers.

A high level of interest is anticipated in this stunning property. Therefore we would urge all interested parties to book their viewing early to avoid disappointment.

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: 5.87m x 4.28m
Utility Room : TBC
Dining Room : 3.88m x 3.57m

Lounge : 3.94m x 3.53m
WC : TBC
Bedroom 1 : 3.88m x 3.57m

First Floor

Bedroom 2 : 3.62m x 3.53m
Bedroom 3 : 3.96m x 3.63m
Bedroom 5 : 3.53m x 2.55m

Ensuite : 2.45m x 1.84m
Bedroom 4 : 3.96m x 3.30m
Bathroom : 3.96m x 1.98m

Bar room : 8.6m x 4.5m

Garage : 14.4m x 8.4m

Rates

We have been advised by the Land and property services of the following:
Estimated Annual Rates Payable for 2025/26: £1,693.30.

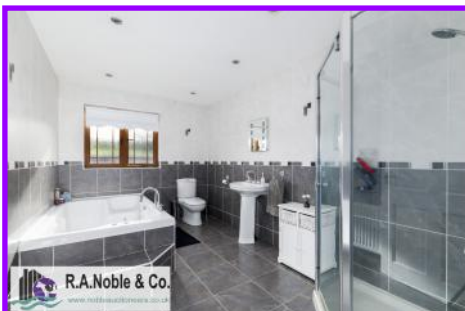
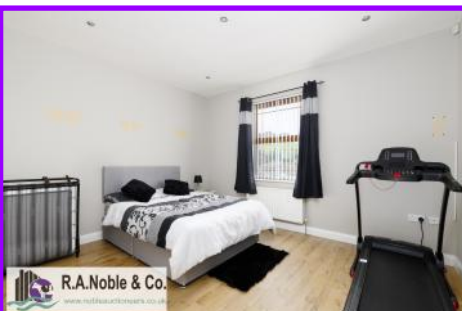
Sales Details

We are seeking offers over £360,000.

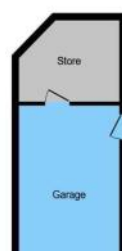


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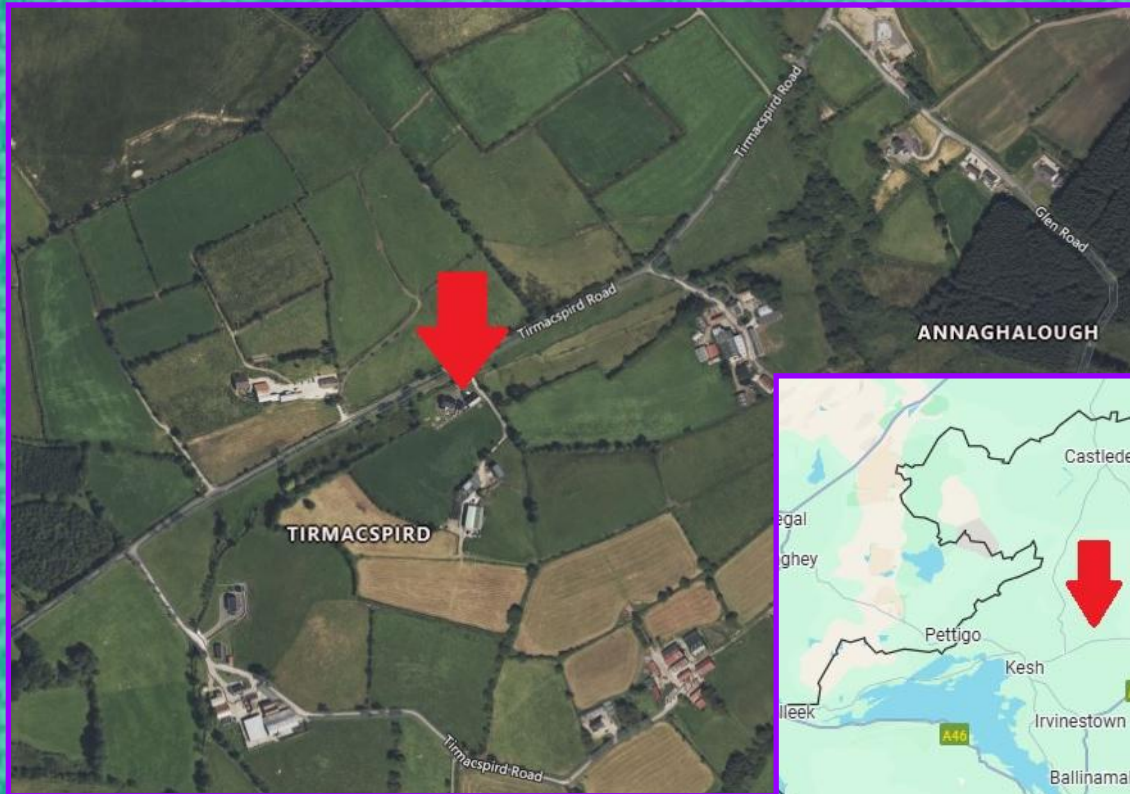
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Floor Plan



Location Maps



FOR INDICATIVE PURPOSES ONLY

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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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