



**R A NOBLE & CO**

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# For Sale

## Beautiful 3 Bedroom Semi-detached Home

25 The Olde Fairways Crescent  
Fivemiletown  
Co. Tyrone  
BT75 0TG

**RESIDENTIAL**



**R.A. Noble & Co.**

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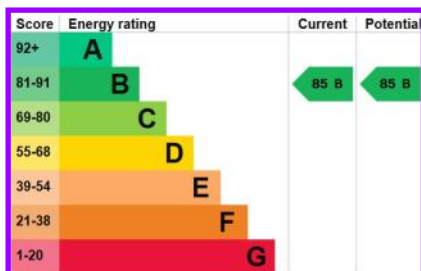
## For Sale

Beautiful 3 Bedroom Semi-detached Home

25 The Olde Fairways Crescent  
Fivemiletown  
BT75 0TG

### RESIDENTIAL

### EPC



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### Location

This stylish 3 bedroom property is nestled on the outskirts of the busy rural village of Fivemiletown within the sought after Olde Fairway's development. The property lies within easy walking distance of all the village shops, schools and local amenities.

The village itself sits on the A4 Enniskillen to Dungannon road ensuring ease of access to main commutes across the province.

### Description

This attractive three bedroom semi-detached property offers a harmonious mix of contemporary design and comfort. It is ideally suited to families, first-time buyers, or those seeking a well-maintained home in a desirable location. The house benefits from PVC double glazing and oil-fired central heating.

Inside the property you will find a cosy sitting room with modern electric fireplace, providing a cosy focal point for relaxation.

The spacious kitchen is designed with both functionality and style in mind, boasting a double oven, electric hob, built-in-fridge freezer as well as LED spotlights creating a bright and practical cooking space. Additional solid oak doors with chrome handles throughout the home add an extra touch of luxury.

Upstairs, the master bedroom offers excellent storage with built-in sliding wardrobes as well as a private ensuite equipped with a POD enclosed power shower. The main bathroom also includes a POD enclosed electric shower with an additional downstairs WC adding further practicality for family living. The versatile third bedroom can easily serve as a comfortable home office, guest room, or nursery.

Externally, the property continues to impress with off-street parking at the front and a well presented rear yard featuring decorative stone and a red brick patio, perfect for outdoor dining or enjoying the sunshine in a low maintenance setting.

This modern home is ready to move into and enjoy. Given a high level of interest is anticipated we would recommend arranging your 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

Living Room: 3.7m x 3.32m  
Kitchen: 4.45m x 4.05m  
Hall: 4.42m x 0.95m  
WC: 1.13m X 2.0m

#### First Floor

Master Bedroom: 3.49 x 3.32  
Bedroom 2: 3.04 x 3.02  
Bedroom 3: 3.04 x 2.25  
Bathroom: 3.27 x 1.55

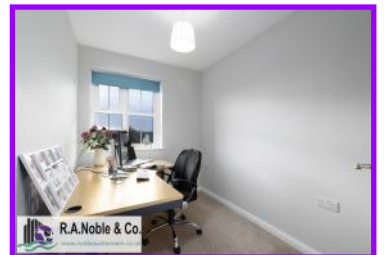
### Rates

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

Estimated Annual Rates Payable for 2025/2026: **£900.79**

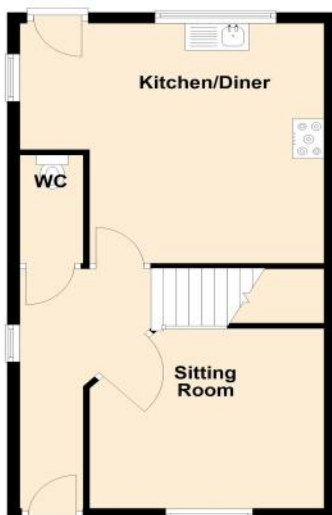
### Sales Details

Offers over £180,000

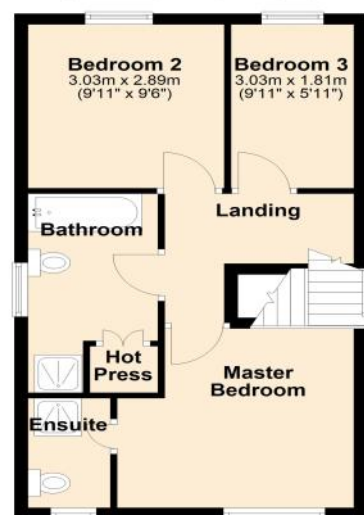


## Dwelling Floor Plans (For Illustrative Purposes Only)

**GF Plan**

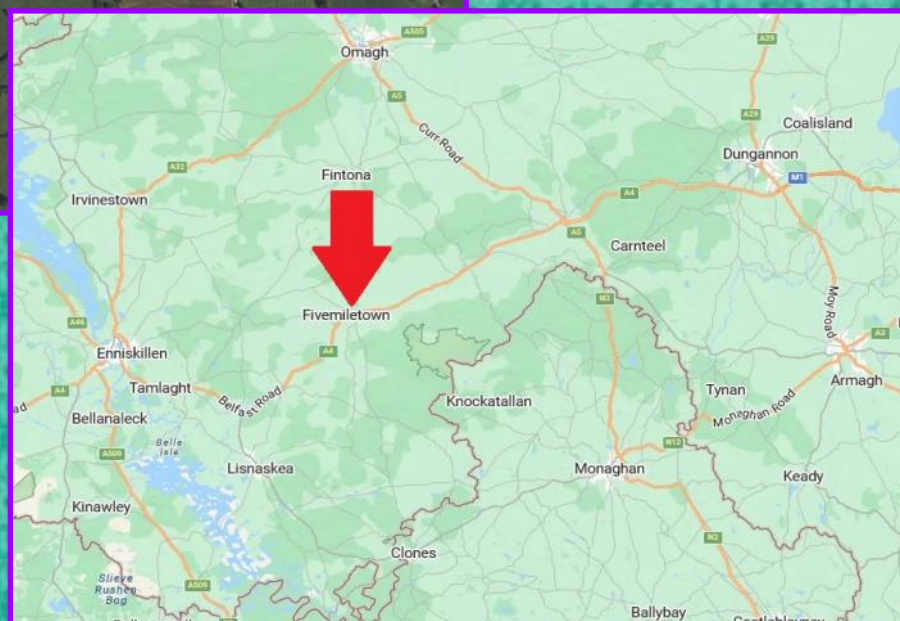


**FF Plan**





## 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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