



R A NOBLE & CO

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK
AUCTIONEERS & ESTATE AGENTS

Your
Local
Property
Experts.

For Sale

Superb 3 Bedroom Semi-Detached Home

1 The Olde Fairways Avenue
Fivemiletown
Co. Tyrone
BT75 0TE

RESIDENTIAL



R.A. Noble & Co.

www.nobleauctioneers.co.uk

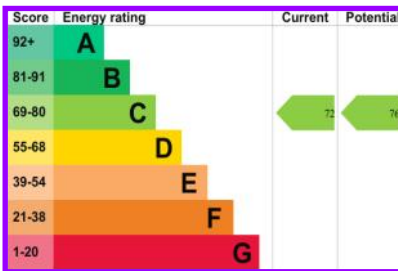
For Sale

Superb 3 Bedroom Semi-Detached Home

1 The Olde Fairways Avenue
Fivemiletown
Co. Tyrone
BT75 0TE

RESIDENTIAL

EPC



Location

Situated within a popular residential development in Fivemiletown, this property enjoys a convenient setting within walking distance of the village centre, along with a range of local amenities and schools. The property benefits from immediate access to the A4, providing excellent connectivity to surrounding towns. Enniskillen is approximately 15 miles away, while Omagh can be reached in around 25 minutes. The A4 also offers a direct route towards Belfast, making this a practical location for those travelling further afield.

Description

This exceptionally well presented three-bedroom semi-detached home occupies a generous corner site and has been finished and maintained to a high standard throughout. Offering a tarmac driveway with ample parking, well-kept lawn areas, and a fully enclosed side garden complete with a covered seating area and outdoor pizza oven, the property is ideally suited to modern family living. Internally, the home benefits from a stylish kitchen with granite worktops and integrated appliances, a cosy sitting room with open fireplace, and well appointed accommodation throughout.

Ground Floor

- Uniform tiled flooring throughout the ground floor, with wooden laminate flooring in the sitting room featuring an open fireplace
- Modern kitchen with granite worktops and matching upstands, integrated dishwasher and fridge freezer, wine cooler, and pull-down kitchen tap
- Separate utility room with sink and ample cupboard space, along with a convenient downstairs W.C.

First Floor

- Wooden laminate flooring throughout
- Fully tiled main bathroom with pod shower, separate bath and heated towel radiator
- Master bedroom with en-suite pod shower
- Hot press providing additional storage
- Two further well proportioned bedrooms, with the third bedroom benefiting from fitted wardrobes
- Further features include oil fired central heating, double glazed windows and solid oak doors throughout.
- All furniture is included with the sale of the property

Rates

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

Estimated Annual Rates Payable for 2025/2026: **£996**

Sales Details

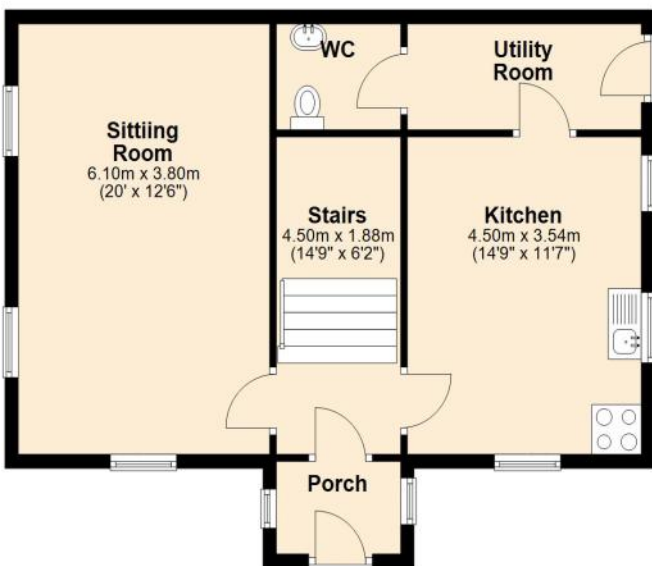
Offers over **£200,000**



Dwelling Floor Plans (For Illustrative Purposes Only)

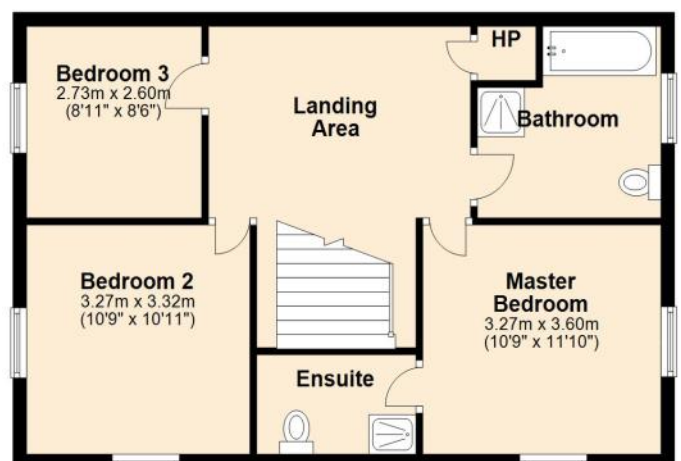
Ground Floor

Approx. 60.1 sq. metres (646.8 sq. feet)

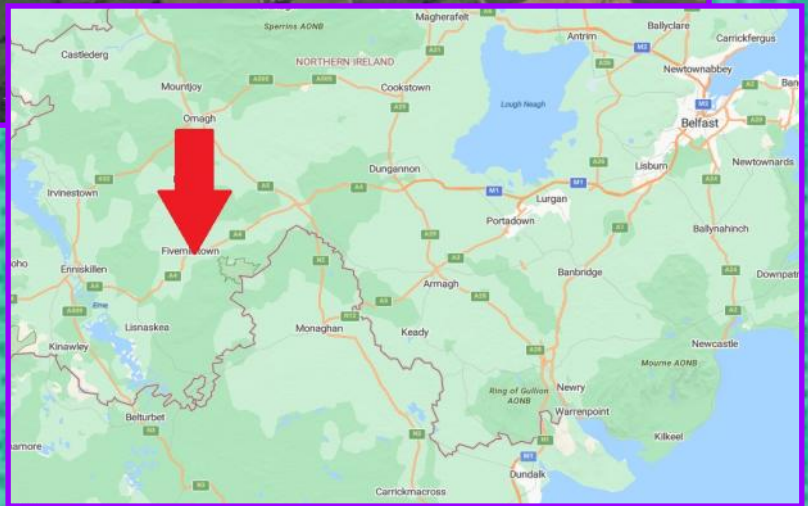
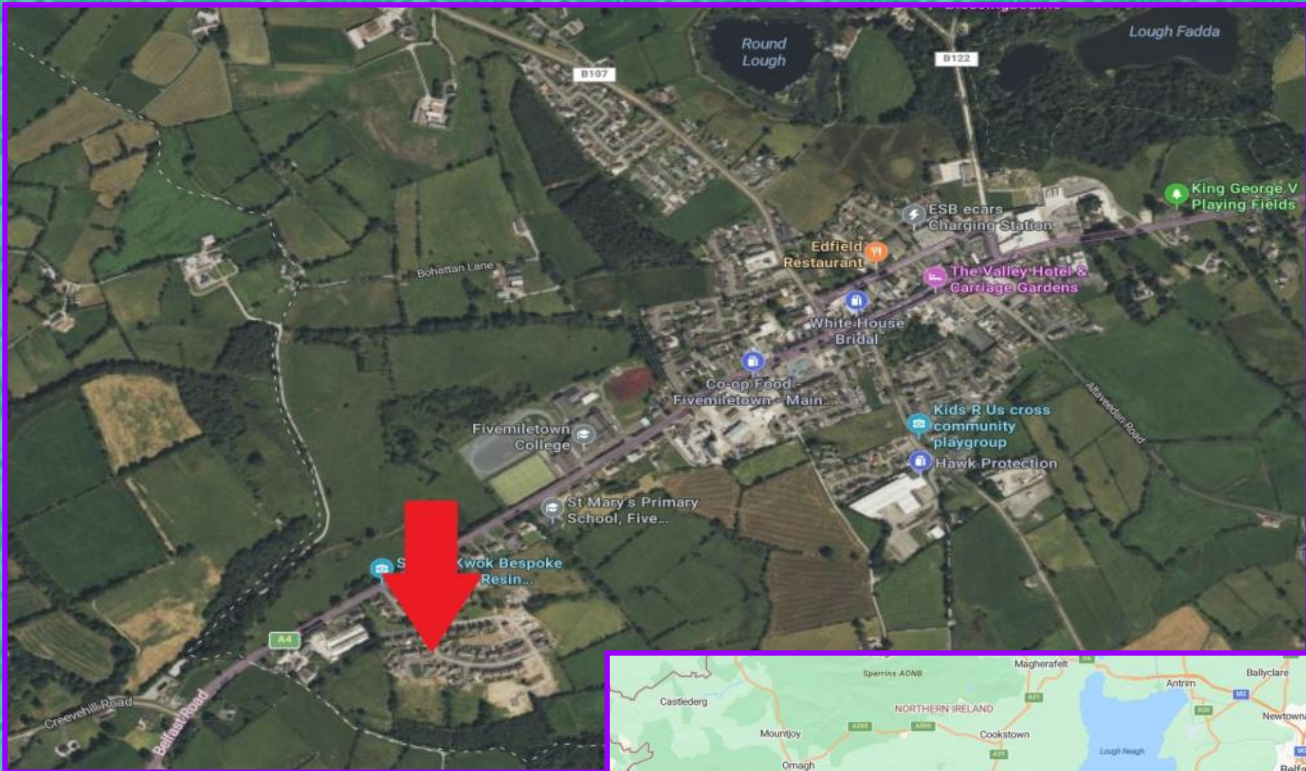


First Floor

Approx. 57.1 sq. metres (614.6 sq. feet)



Location Maps



FOR INDICATIVE PURPOSES ONLY

RA Noble & Co Ltd

T: 028 8554 8242

F: 028 8554 9900

E: info@nobleauctioneers.co.uk

STEPHEN KEYS

M: 077 6242 7557

stephen@nobleauctioneers.co.uk



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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.

MISREPRESENTATION ACT 1967

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