



**R A NOBLE & CO**

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK  
**AUCTIONEERS & ESTATE AGENTS**

Your  
Local  
Property  
Experts.

# For Sale

## Excellent Four Bedroom Bungalow

41 Old Omagh Road  
Ballygawley  
Co. Tyrone  
BT70 2EZ

**RESIDENTIAL**



## For Sale

Excellent Four Bedroom Bungalow

41 Old Omagh Road  
Ballygawley  
Co. Tyrone  
BT70 2EZ

### RESIDENTIAL

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61	77
39-54	E		
21-38	F		
1-20	G		



### Location

This attractive home occupies a generous C. 0.8 acre site on the outskirts of Ballygawley village in an elevated position overlooking the Ballygawley Roundabout. Situated approximately 1 minute by car from the roundabout, the property enjoys excellent connectivity to Belfast, Enniskillen and Dublin via the surrounding road network. Ballygawley village itself is within walking distance and offers a range of local shops, schools and everyday amenities.

### Description

Constructed C. 1990, this impressive four bedroom bungalow has been exceptionally well maintained and modernised to an immaculate standard throughout. The property offers spacious and well proportioned accommodation ideally suited to modern family living. Internally the home comprises four generous bedrooms, one of which could lend itself to additional reception or home office use. The living accommodation includes a large living room enjoying panoramic countryside views, together with a spacious open plan kitchen and dining area centred around a handmade Greenhill kitchen, separate utility room and additional reception space.

### Key Features

- Oil fired central heating with modern condensing burner
- Bunded oil tank replaced approximately 2 years ago
- Double glazed PVC windows and front door installed C. 10 years ago
- Insulated block construction
- CCTV system
- Automatic electric entrance gates
- Recently refurbished wet room style family bathroom
- Extensive Lawns, Double Garage and Stables

### Rates

We have been advised by the Land and Property services website of the following: Estimated Annual Rates Payable for: 2026/2027: £1,632

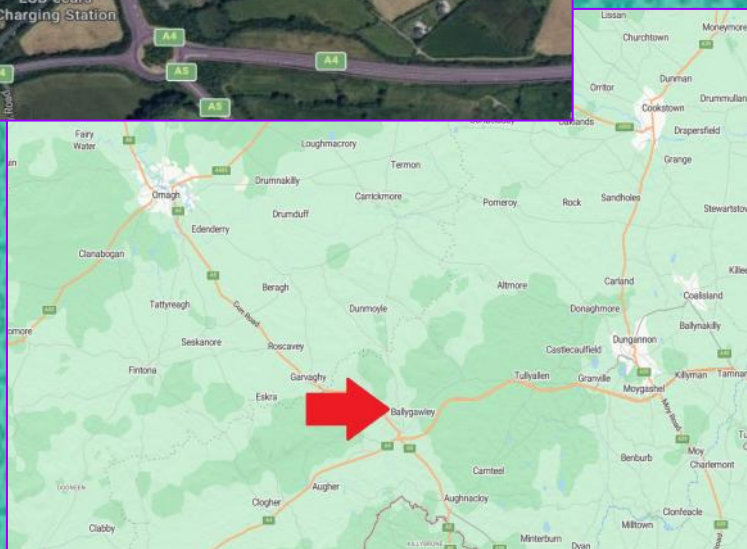
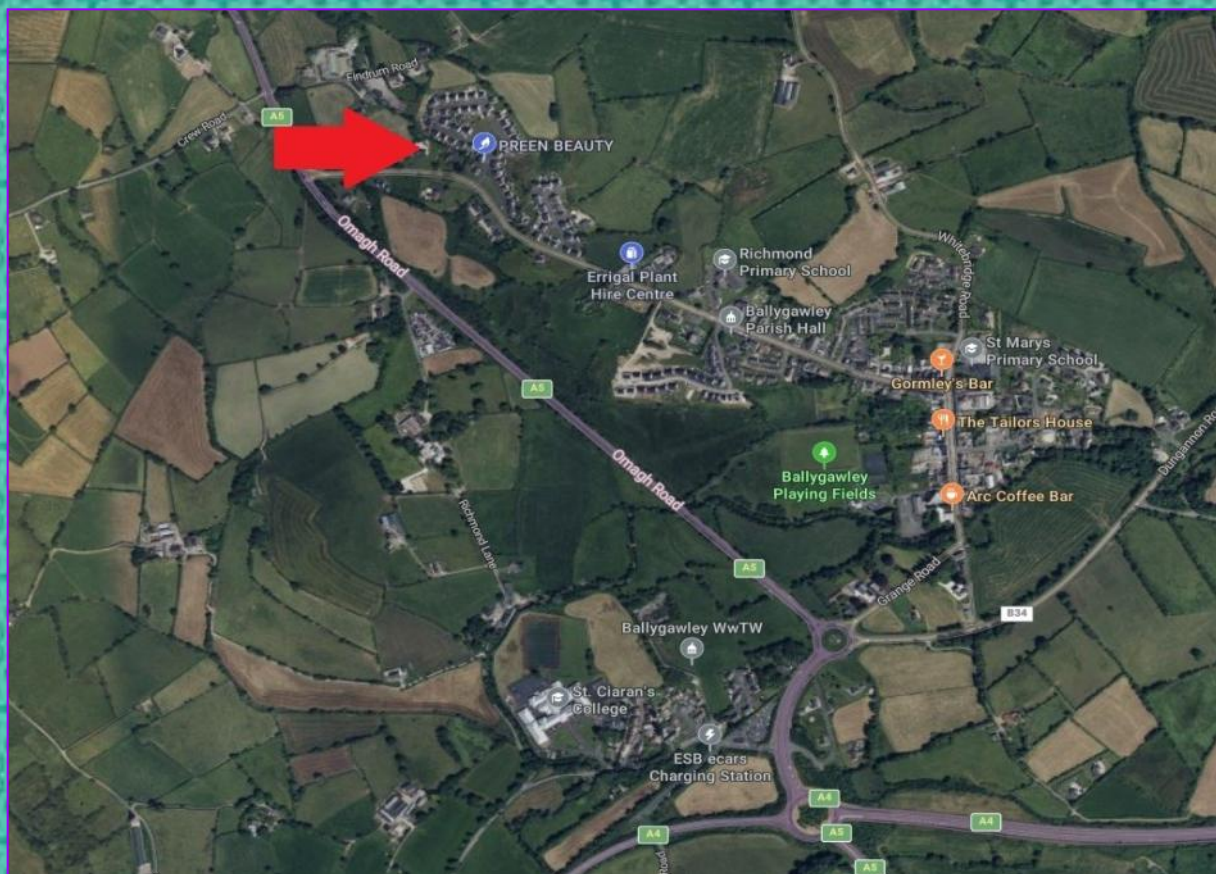
### Sales Details

Offers over: £365,000



# Location Maps

FOR INDICATIVE PURPOSES ONLY



**R.A NOBLE & CO LTD**

**T: 028 8554 8242**

**E: [info@nobleauctioneers.co.uk](mailto:info@nobleauctioneers.co.uk)**

**JONATHAN KEYS MRICS**

**M: 077 4632 2257**

**E: [jonny@nobleauctioneers.co.uk](mailto:jonny@nobleauctioneers.co.uk)**



**RICS**

the mark of  
property  
professionalism  
worldwide

## Are you thinking of selling your property?

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**

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give RA Noble & Co Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. RA Noble & Co Limited. Registered Office: 59 Main Street, Clogher, Co Tyrone, N. Ireland BT76 0AA. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract. Reproduced with the consent of Goad Cartographers Ltd, Old Hatfield.