



**R A NOBLE & CO**

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK  
AUCTIONEERS & ESTATE AGENTS

Your  
Local  
Property  
Experts.

# For Sale

Outstanding Modern 4 Bedroom Dwelling  
(With Paddocks Available)

21C Fardross Road  
Clogher, Co. Tyrone  
BT76 0HG

RESIDENTIAL





# R.A. Noble & Co.

www.nobleauctioneers.co.uk

## Location

This beautiful family home is situated in the heart of the Clogher Valley countryside enjoying magnificent uninterrupted views of the surrounding scenic landscape. The dwelling is accessed by a private tarmac laneway off the Fardross road and is just C. 1.5 miles from the main A5 Ballagh road. Clogher village is situated C.2.8 miles north east and Fivemiletown C.5 miles west of the property.

## For Sale

### Outstanding Modern 4 Bedroom Dwelling (With Paddocks available)

### 21C Fardross Road Clogher, Co. Tyrone BT76 0HG

## RESIDENTIAL

### EPC



## Description

Constructed in 2008, this exceptional high specification dwelling caters for all the family.

The four bedroom 2-storey residence which comprises C. 2,560 sq ft is superbly positioned on an elevated site overlooking the local countryside. As a further bonus this complete family abode boasts a double garage with loft storage above and double roller shutter access.

The sweeping tarmac drive which approaches the home is complimented by decorative gravel flowerbeds and a nicely maintained laurel hedgerow.

Internally this superb property oozes class and has been finished to a luxurious standard to include:

- Huskey Hoover system.
- GF underfloor heating
- Solid slabbed first floor
- Intruder alarm
- Solid oak staircase & doors
- Pressurised plumbing system
- DG PVC windows
- OFCH
- Solid oak staircase
- Jacuzzi bath
- Dry master ventilation system
- Solid oak kitchen with island unit & Rangemaster dual oven with gas top
- Solid wooden/ceramic tile flooring throughout.
- Solid fuel burning stove with red brick surround in sun room
- Feature stone wall & open fire-place in sitting room

The bright ground floor features an open plan kitchen/dining area, sun room, office/study, sitting room, WC and dining room/play room.

The spacious first floor boasts 4 double bedrooms (with built in wardrobes) with a master bathroom and an ensuite.

This modern family home is sure to attract a high level of interest and therefore we would advise all interested parties to contact our office to arrange viewing at their earliest opportunity.

### Additional Paddocks

If so desired C. 2 acres paddocks surrounding the dwelling can also be purchased via separate negotiation.

## 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 : 3.04m x 5.8m - 1.14m x 3.9m  
Sitting Room : 5.0m x 3.88m  
Dining Room/Play Room : 3.87m x 3.67m  
Living Room/Sun Room : 4.2m x 3.8m

GF Toilet : 1.57m x 1.5m  
Utility Room : 2.26m x 2.46m

### First Floor

Bedroom 1 : 3.98m x 2.57m  
Bedroom 2 : 3.4m x 3.99m (Built-in wardrobe 0.78m x 1.72m)  
Bedroom 3 : 3.54m x 3.18m (Built-in wardrobe 0.78m x 1.7m)  
Bathroom : 2.8m x 2.06m  
Master Bedroom : 3.3m x 4.0m (Built in wardrobe 0.9m x 2.1m)

## Rates

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

Estimated Annual Rates Payable for 2022/23: £1,260.32.

---

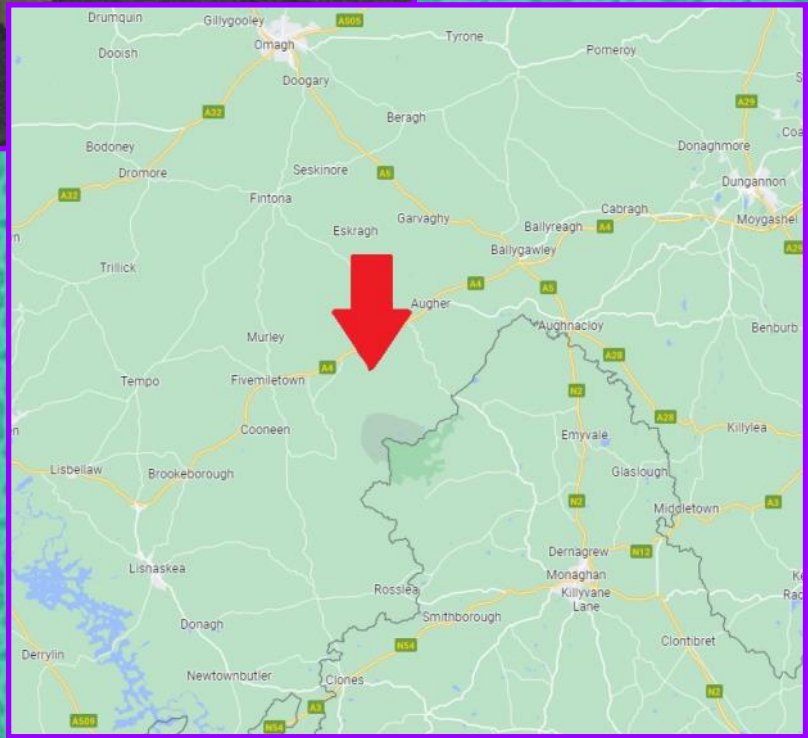
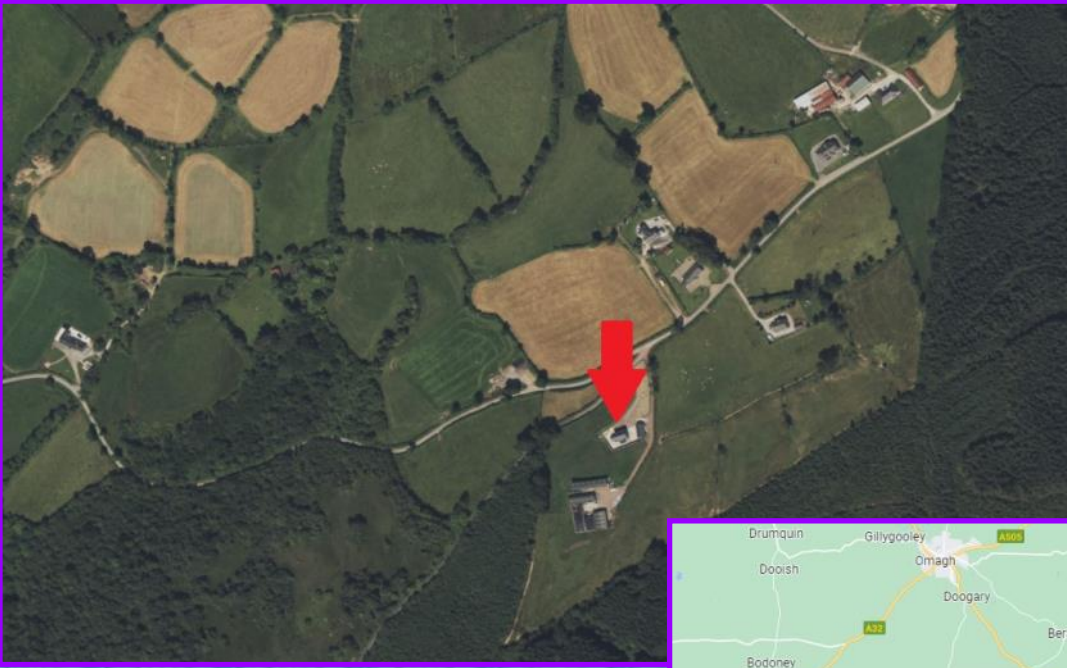
## Sale Details

We are seeking offers over £299,950.

---



## Location Maps



FOR INDICATIVE PURPOSES ONLY

RA Noble & Co Ltd

T: 028 8554 8242

F: 028 8554 9900

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

JONATHAN KEYS

M: 077 4632 2257

[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.