



R A NOBLE & CO

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK
AUCTIONEERS & ESTATE AGENTS

Your
Local
Property
Experts.

For Sale

Excellent 3 Bed Semi-Detached Chalet Bungalow
With Garage

9 Ferndale,
Clogher, Co. Tyrone
BT76 0AS

RESIDENTIAL





R.A. Noble & Co.

www.nobleauctioneers.co.uk

Location

This excellent family dwelling is ideally located in the well sought after private Ferndale development well known for it's superior build quality originally developed by Chambers Developers.

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EPC



Description

This 3 bedroom home presents a rare opportunity to acquire a chalet bungalow in the well established peaceful Ferndale development.

The dwelling is well appointed on a generous site with spacious rear paved yard and ample front lawn space and a tarmac driveway. The property also includes a useful garage with roller shutter access and a rear utility room.

Internally the ground floor of the dwelling boasts a bright open plan kitchen/dining area, spacious living room and master bathroom with separate shower and bath. The kitchen is well finished to include an integrated fridge freezer, double electric oven and integrated dishwasher. The living room is fitted with an open fireplace and the entire property benefits from DG PVC windows and OFCH. Also on the ground floor is a convenient bedroom which could also be used as a playroom/study.

This first floor comprises 2 large double bedrooms with excellent natural light beaming through both rooms.

This attractive property is sure to attract both occupiers and investors alike and therefore we would urge all interested parties to book a viewing through our office at their earliest convenience.

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 : 4.4m x 3.2m
Entrance Hall : 4.7m x 1m
Bedroom : 2.8m x 2.6m

Living room : 4.7m x 3.4m
Dining Room : 3.56m x 2.6m
Bathroom : 2.8m x 2.2m

First Floor

Bedroom 1 : 3.9m x 5.1m

Bedroom 2 : 3.4m x 5.1m

Garage : 3.0m x 5.77m

Utility in Garage : 2.4m x 2.3m

Rates

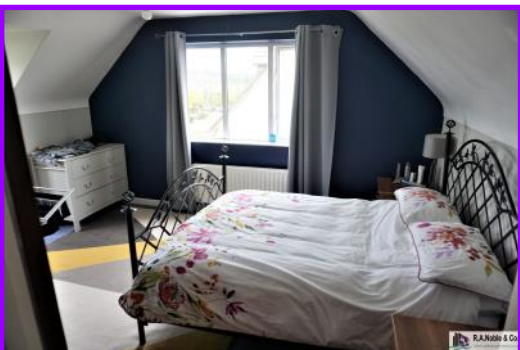
We have been advised by the Land and property services of the following:

Estimated Annual Rates Payable for 2022/23: £860.90

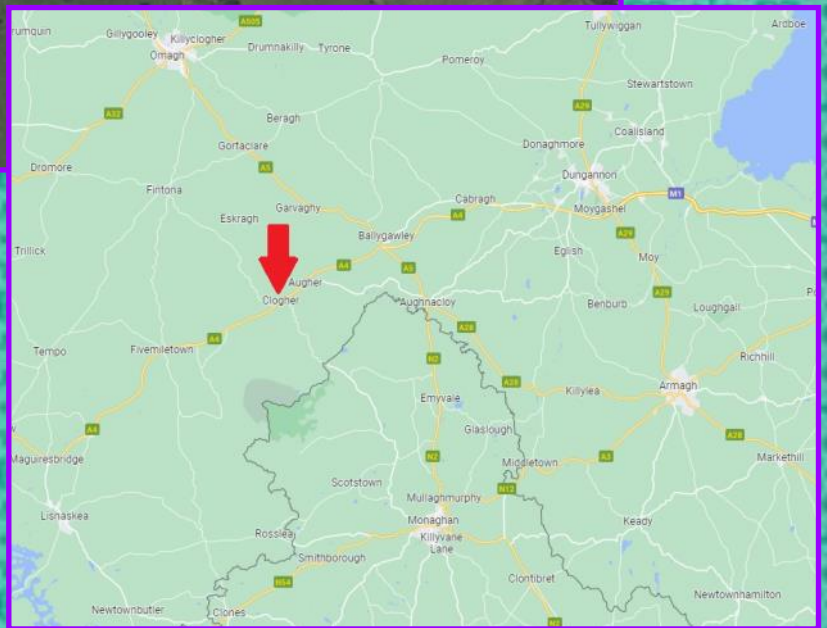
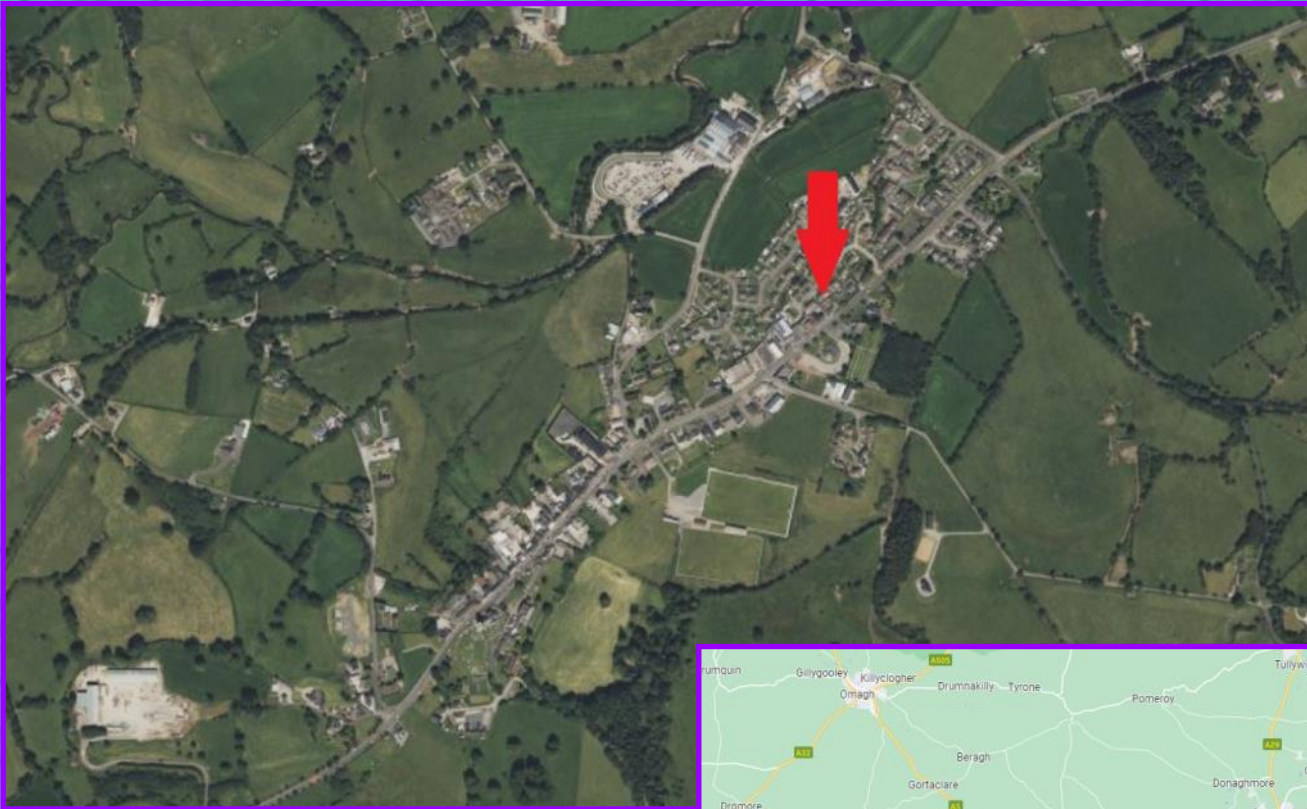


Sale Details

We are seeking offers in the region over £114,950.



Location Maps



FOR INDICATIVE PURPOSES ONLY

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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

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