



**R A NOBLE & CO**

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK  
AUCTIONEERS & ESTATE AGENTS

Your  
Local  
Property  
Experts.

# For Sale

Superior 4 Bed Detached Dwelling &  
Former Shop/Post Office Unit

206 Cooneen Road,  
Fivemiletown,  
Co Tyrone,  
BT75 0NJ

RESIDENTIAL

Indicative Boundaries for Indicative Purposes Only



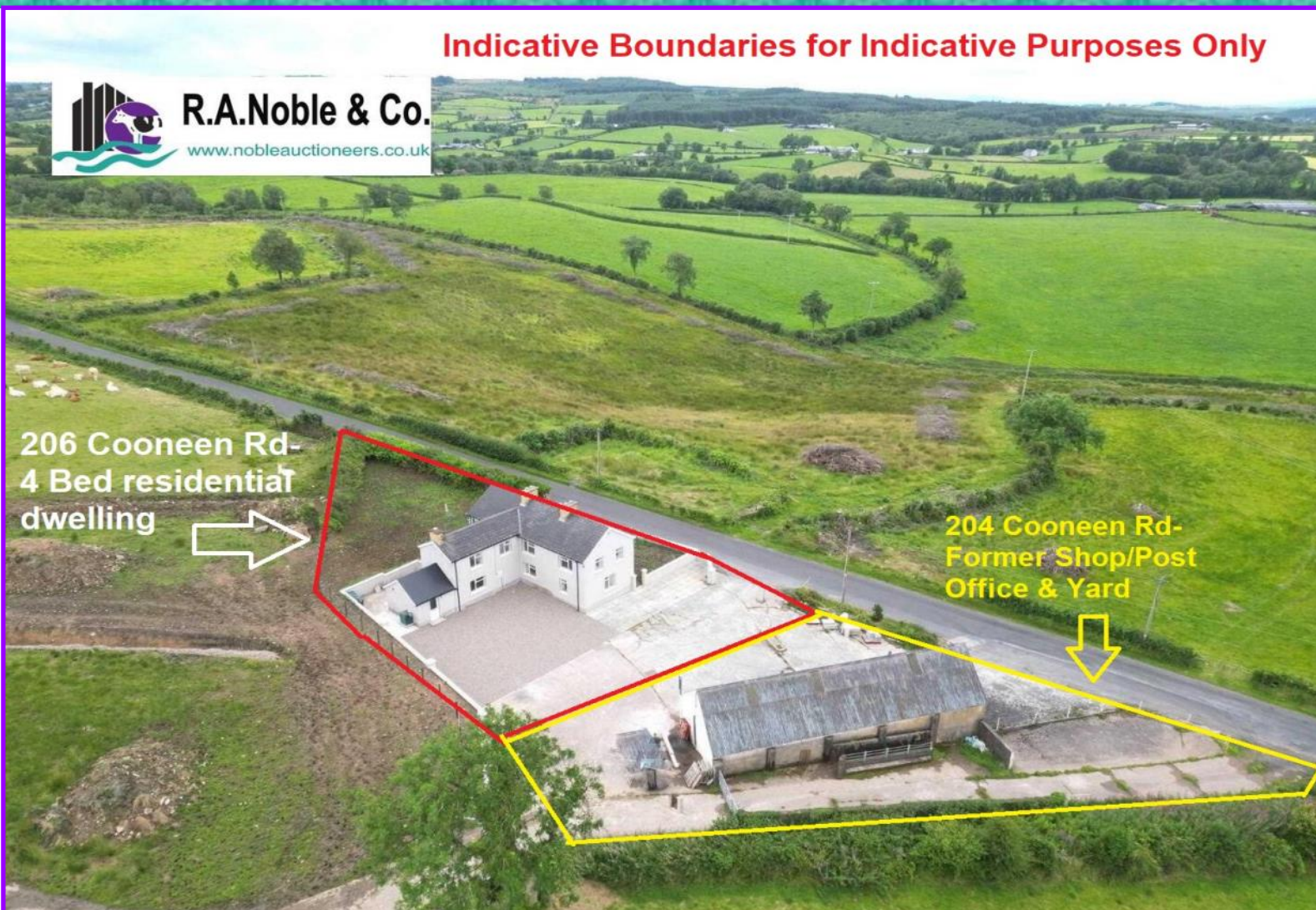
**R.A. Noble & Co.**

[www.nobleauctioneers.co.uk](http://www.nobleauctioneers.co.uk)

206 Cooneen Rd-  
4 Bed residential  
dwelling



204 Cooneen Rd-  
Former Shop/Post  
Office & Yard



## For Sale

### Superior 4 Bed Detached Dwelling

206 Cooneen Road,  
Fivemiletown,  
Co Tyrone,  
BT75 0NJ

#### RESIDENTIAL

EPC

#### Location

This unique family home is situated in an idyllic countryside location on the Cooneen Road enjoying a peaceful setting with Fivemiletown Village just 3.5 miles north of the property.

#### Description

This fully refurbished property presents a rare opportunity to acquire a beautiful family home nestled in the countryside with outstanding panoramic views in every direction.

The exterior of the property provides an abundance of parking space and a private lawn area allowing the fortunate owners to take full advantage of this most peaceful countryside setting.

Internally, the property has been fully refurbished throughout to include a brand new kitchen & utility and new bathroom suite. Furthermore the stylish home has been fully fitted with insulated plaster board before replastering thus boosting the energy efficiency of the property.

The ground floor comprises a large kitchen, utility, WC, 3 receptions and porch area.

The first floor features 4 bedrooms (1 with ensuite) and a main bathroom. Furthermore the hallway is adequately spacious to provide a further seating area to enjoy the views over the countryside or indeed from the balcony over the porch.

The dwelling benefits from OFCH & DG PVC windows and doors and has been fully rewired and replumbed by the current owners in preparation for sale.

#### Additional Commercial Propety—204 Cooneen Road

Also available for sale is the former Shop/Post Office adjacent to the residential property which presents an excellent opportunity to purchase for business use in a convenient location to the residential dwelling. The property can be sold together or separately subject to offers and interest received.

The commercial premises comprises C. 1,100 sq ft.

#### Additional Paddock

If desired, an additional C. 0.5 acre paddock to the rear of the dwelling could be made available for sale 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

Reception 1 : 4.5m x 3.6m

Reception 3 : 4.55m x 3.4m

Kitchen : 5.6m x 3.26m

Reception 2 : 3.47m x 2.88m

Porch : 2.4m x 2.2m

##### First Floor

Bedroom 1 : 3.3m x 3.3m

Bedroom 3 : 3.6m x 2.16m

Bedroom 4 : 5.0m x 3.6m

Bedroom 2 : 3.7m x 2.8m

Bathroom : 2.6m x 2.1m

Ensuite : 3.85m x 1.8m

#### Sale Details

204 Cooneen Road—Offers over £45,000.

206 Cooneen Road—Offers over £269,950.



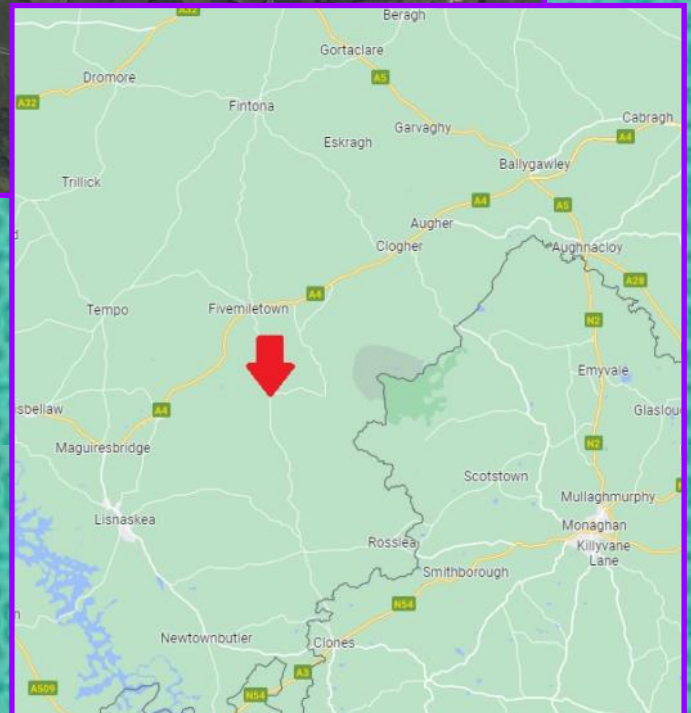
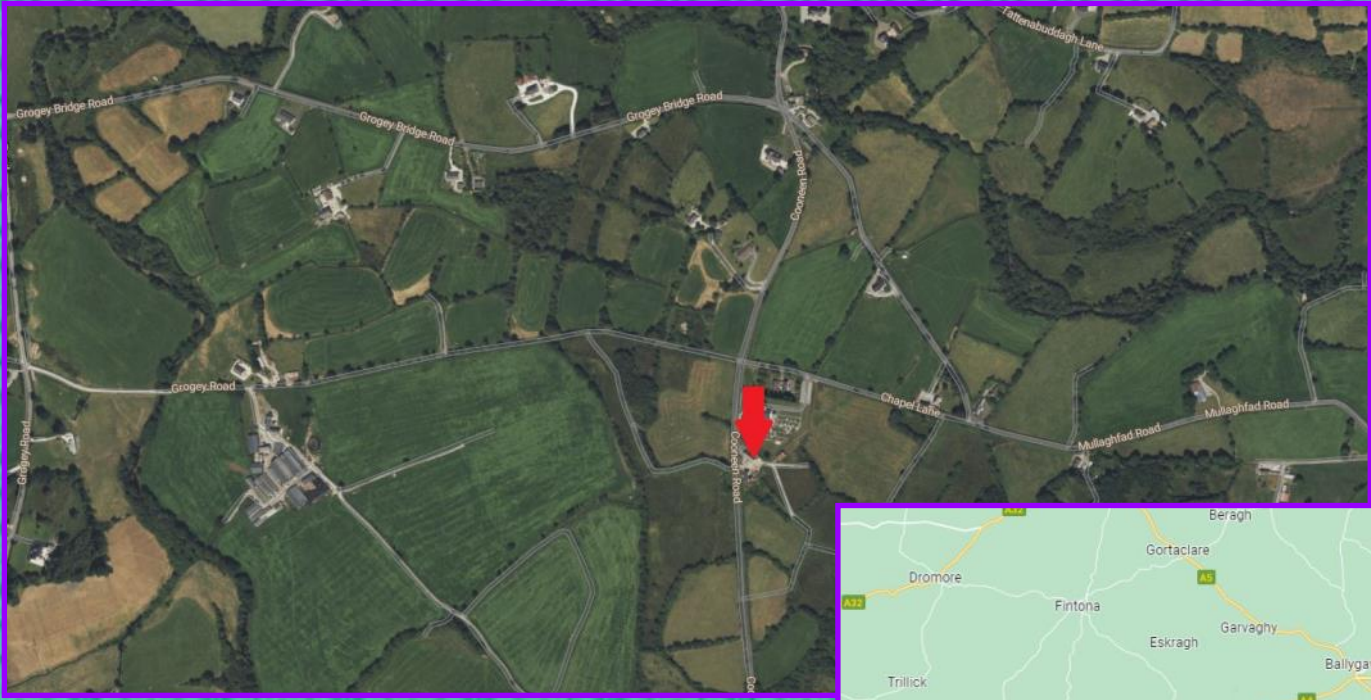
**Rates**

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

Estimated Annual Rates Payable for 2022/23: £1,154.53.



# 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)**

**STEPHEN KEYS**

**M: 077 6242 7557**

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



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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.

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