



R A NOBLE & CO

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Local
Property
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For Sale

Outstanding C. 13 Acre Holding With
Spacious 4 Bedroom Dwelling Thereon

27 Doogary Road
Tynan
Co Armagh, BT60 4TE

AGRICULTURAL LANDS
WITH DWELLING





R.A. Noble & Co.

www.nobleauctioneers.co.uk

Location

This exceptional holding is situated in a highly sought after residential and agricultural location on the Doogary Road, Tynan. Armagh city is located C. 9 miles east and Caledon C. 3 miles north of the property.

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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		54 E
21-38	F	28 F	
1-20	G		

Description

This top quality small holding which fronts onto Doogary Road comprises C.13 acres of arable quality lands in a high state of production typical of the quality that Co. Armagh is renowned for. In addition the farmyard boasts:

- A Modern 8 aside milking parlour with Bulk Tank (Coolers etc.)
- 4 silo pits
- C. 110 cubicle spaces
- C. 150k gallon underground slatted slurry storage tanks
- Livestock handling facilities
- Various dry storage/machinery sheds.

Dwelling House

Approached by a private tarmac driveway No.27 Doogary Road comprises a spacious two storey detached dwelling which benefits from a private lawn area and ample parking/outdoor play areas on the driveway. Internally this ideal family home features an open plan kitchen flowing into a dining room. The ground floor also comprises a further 2 reception rooms. The first floor is well equipped to include 4 large bedrooms, an office/study and a main bathroom. The dwelling benefits from OFCH, single glazed timber framed windows, wooden laminate/solid wooden/carpet flooring. The solid timber country kitchen includes a double electric oven, Rayburn cooker (heating & cooker), breakfast bar and a large range of cupboards high and low level for storage.

Accommodation

The agricultural lands extend to C. 13 Acres (5.26 Hectares).

We have measured the property in accordance with the RICS Code of measuring practice 6th Edition and would not the following approximate areas:-

Ground Floor

Kitchen : 4.7m x 4.65m

Dining Room : 4.0m x 3.7m

Sitting Room : 5.66m x 3.3m

Living Room : 5.2m x 3.2m

First Floor

Office/Study : 2.4m x 2.3m

Bedroom 2 : 4.7m x 4.4m

Bedroom 4 : 3.4m x 3.0m

Bedroom 1 : 3.3m x 3.17m

Bedroom 3 : 4.5m x 3.2m

Bathroom : 3.2m x 2.6m

Sale Details

Price on Application.





Indicative Spatial Boundary Maps (For Indicative Purposes Only)

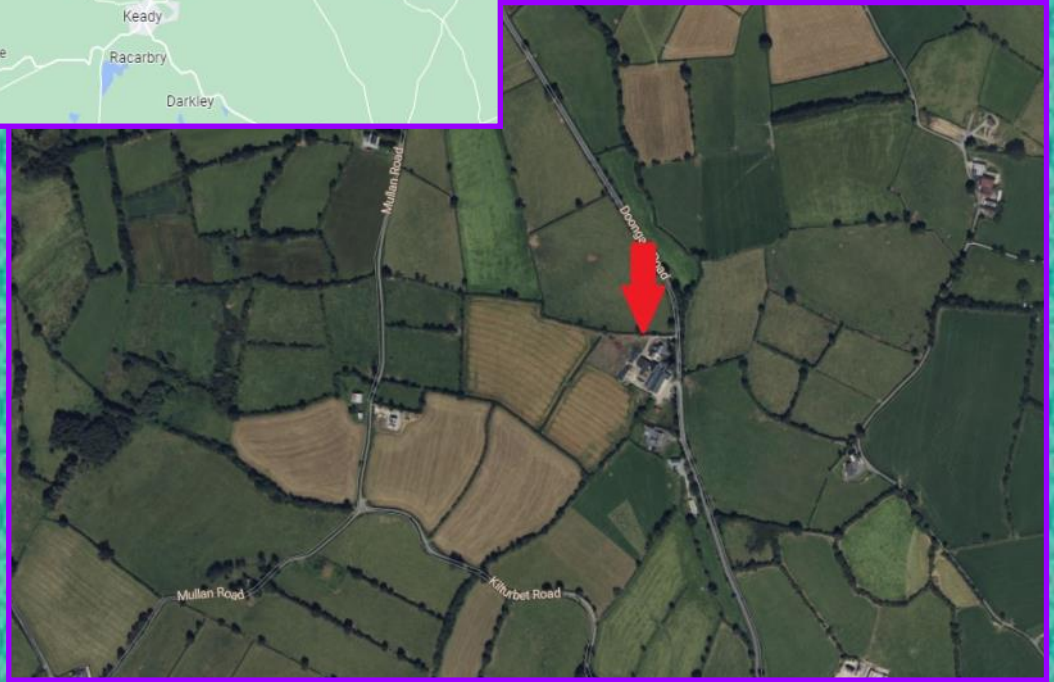
Ortho View



OSNI VIEW



Location Maps



FOR INDICATIVE
PURPOSES ONLY

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