



R A NOBLE & CO

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK
AUCTIONEERS & ESTATE AGENTS

Your
Local
Property
Experts.

For Sale

Peaceful Two Bedroom Cottage (with Paddock available)

38 Camgart Road,
Clabby,
Fivemiletown,
BT75 0RL

RESIDENTIAL



Location

This property is conveniently located approximately 2 miles outside Clabby in a peaceful country side area.

Description

This property provides a rare opportunity for the fortunate purchaser to source a country home with much potential at an affordable price. The cosy two bedroom cottage originally constructed C. 1950 is of brick built construction and has been injected with cavity wall insulation under 25 year warranty in May 2003.

The single storey home provides a kitchen, living/dining room, 2 bedrooms, bathroom and sunroom added on in more recent years.

The dwelling benefits from DG PVC windows and doors, OFCH and an open fireplace with back boiler. The property is accessed via a private tarmac driveway from the Camgart Road.

Paddock/Development Opportunity

Also fronting onto the Camgart Road and available for sale by separate negotiation is a C. 0.9 acre grass paddock which may be suitable for infill dwelling site(s). Further information available on request.

Accommodation

We have measured the property in accordance with the RICS Code of measuring practice 6th Edition and would note the following approximate areas:-

Kitchen/Utility : 5.0m x 2.048m

Living Room : 3.74m x 3.8m

Sunroom : 3.8m x 3.1m

Bathroom : 2.5m x 2.0m

Bedroom 1 : 3.2m x 2.5m

Bedroom 2 : 3.4m x 2.7m

Rates

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

Estimated Annual Rates Payable for 2022/23: £488.46.

Sale Details

2 Bed Cottage—Offers over £65,000.

Paddock—Offers in the region of £50,000.

For Sale

Peaceful Two Bedroom Cottage (With Paddock Available)

38 Camgart Road,
Clabby,
Fivemiletown,
BT75 ORL

RESIDENTIAL

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62
39-54	E	41	
21-38	F		
1-20	G		





Indicative Spatial Boundary Maps (For Indicative Purposes Only)

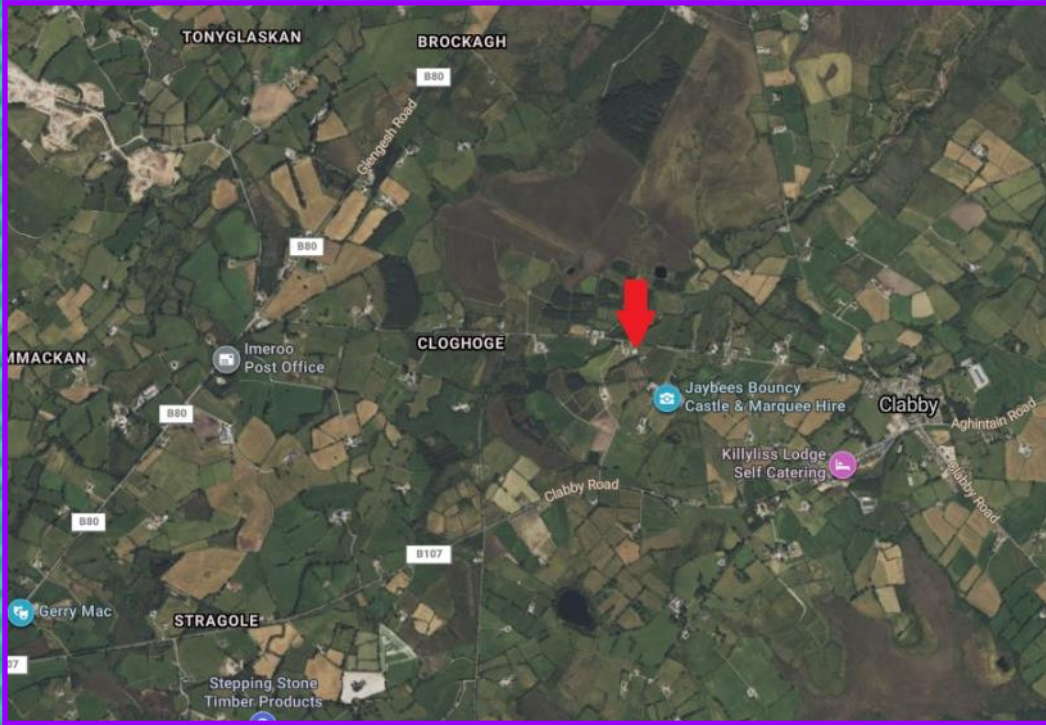
Ortho View



OSNI VIEW



Location Maps



FOR INDICATIVE PURPOSES ONLY

RA Noble & Co Ltd

T: 028 8554 8242

F: 028 8554 9900

E: info@nobleauctioneers.co.uk

JONATHAN KEYS

M: 077 4632 2257

jonny@nobleauctioneers.co.uk

STEPHEN KEYS

M: 077 6242 7557

stephen@nobleauctioneers.co.uk



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.