

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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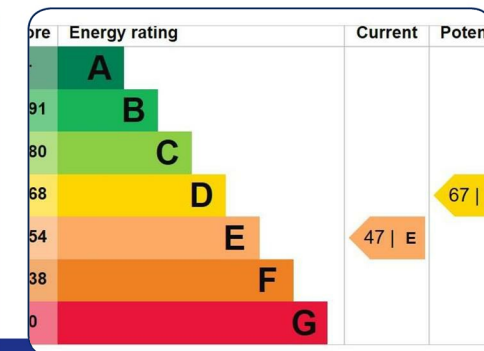
**Daniel Henry**  
ESTATE AGENTS

£210,000



67 Loughan Road, Strabane, BT82 0RY

- COUNTRY PROPERTY
- DETACHED CHALET BUNGALOW
- OIL FIRED AND SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS (EXCEPT VELUX) AND GARAGE
- PVC FRONT AND BACK DOOR
- SITE EXTENDS TO OVER 1 1/2 ACRES



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## ACCOMMODATION

### ENTRANCE HALLWAY

Having laminate wood floor

### LOUNGE

19'4" x 10'3" (5.89m' x 3.12m')

Having recessed ceiling lighting; multi fuel stove set in brick surround with slate hearth; laminate wood floor; french doors to rear

### KITCHEN

14'1" x 12'9" (4.29m' x 3.89m')

Having eye and low level units; single drainer stainless steel sink unit; mixer taps; plumbed for dishwasher; space for fridge freezer; stainless steel extractor hood, tiling between units; tiled floor; dining area

### BEDROOM 4/FAMILY ROOM

20'7" x 8'11" (6.27m x 2.72m)

built in wardrobes with sliding mirror doors, laminated wooden floor

### BATHROOM

Comprising bath with electric shower over; wash hand basin, WC; 1/2 tiled walls; tiled floor

### LANDING

### SHOWER ROOM

comprising shower with pvc cladding to walls, WHB and WC, hotpress

### BEDROOM 1

13'8" x 12'11" widest point (4.17m' x 3.94m' widest point)

Laminate wood floor

Dressing Room off 12'10 x 7'2' wp

### BEDROOM 2

13'8" x 8'2" (4.17m' x 2.49m')

Laminate wood floor

Dressing area off 11'4' x 7'0' widest point

### BEDROOM 3

9'10" x 9'4" (3.00m' x 2.84m')

Built in robe

### SHED

23'4" x 12'7" (7.11m' x 3.84m')

Light and power points; plumbed for washing machine; space for tumble dryer; side door and window

### EXTERIOR FEATURES

Lawn to front.

Lawn to rear leading to additional plot extending to over 1 1/2 acres

Fenced to front

Driveway to side

### ESTIMATED ANNUAL RATES

£1213.02 (FEB 2024)

