



**R A NOBLE & CO**

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK  
**AUCTIONEERS & ESTATE AGENTS**

Your  
Local  
Property  
Experts.

# For Sale

Beautiful 4 Bedroom Country Dwelling  
(With Paddocks Available)

100 Edergoole Road

Fintona

Co Tyrone

BT78 2NG

**RESIDENTIAL**



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## Location

This beautiful property is conveniently located on a generous private site approximately 5.5 miles south of Omagh and 1.5 miles north of Fintona. This excellent location therefore benefits from ease of access to the wide range of shops schools and amenities provided in both Omagh and Fintona.

## Description

This attractive family home constructed C. 1990 is set on a spacious C. 1.4 acre site with excellent lawn space and a double garage.

The C.2,650 sq ft dwelling is approached by a private asphalt/tarmac driveway from the beautiful stone walled pillars/entrance and occupies an elevated position elegantly set back from the county road.

Internally the spacious property has been finished to an excellent standard to include a solid pine kitchen c/w integrated appliances, oil fired AGA cooker, oil burner, open fireplace with backboiler, BEAM vacuum system, DG PVC windows and a jacuzzi bathtub in the main bathroom.

This beautiful property presents super potential to any fortunate purchaser and we would highly recommend viewing to truly appreciate it's privacy and charming appeal.

### Paddock

The property is listed without paddocks. However, if desired adjoining paddocks could be offered for sale by separate negotiation.

Further information available upon 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:-

### Ground Floor

Kitchen : 4.5m x 3.26m  
Dining Room : 3.47m x 4.47m  
Reception : 5.1m x 4.0m  
GF Bathroom : 2.66m x 2.2m  
Reception 2 : 5.45m x 4.17m

Breakfast Room : 5.16m x 4.2m  
Utility Room : 3.5m x 2.3m  
Entrance Hall : 6.2m x 2.66m  
GF Bedroom : 3.94m x 3.27m  
Sunroom : 3.5m x 3.3m

### First Floor

Bedroom 1 : 4.04m x 3.77m  
Bedroom 3 : 3.48m x 3.27m  
Main Bathroom : 3.49m x 3.26m  
Hallway : 6.6m x 0.91m

Bedroom 2 : 4m x 2.85m  
Bathroom : 2.7m x 1.7m  
Hallway : 4.65m x 1.1m



## Rates

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

Estimated Annual Rates Payable for 2023/24: £1,510.00.

## Sale Details

We are seeking offers over £265,000.

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EPC—TBC





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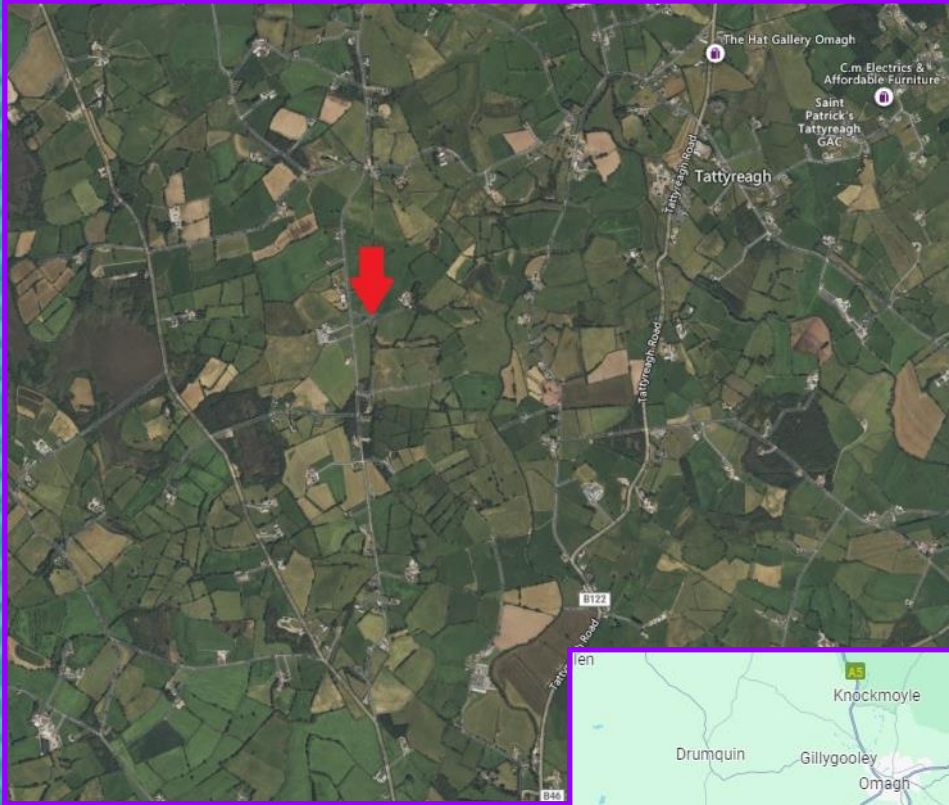
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## Location Maps



FOR INDICATIVE PURPOSES ONLY

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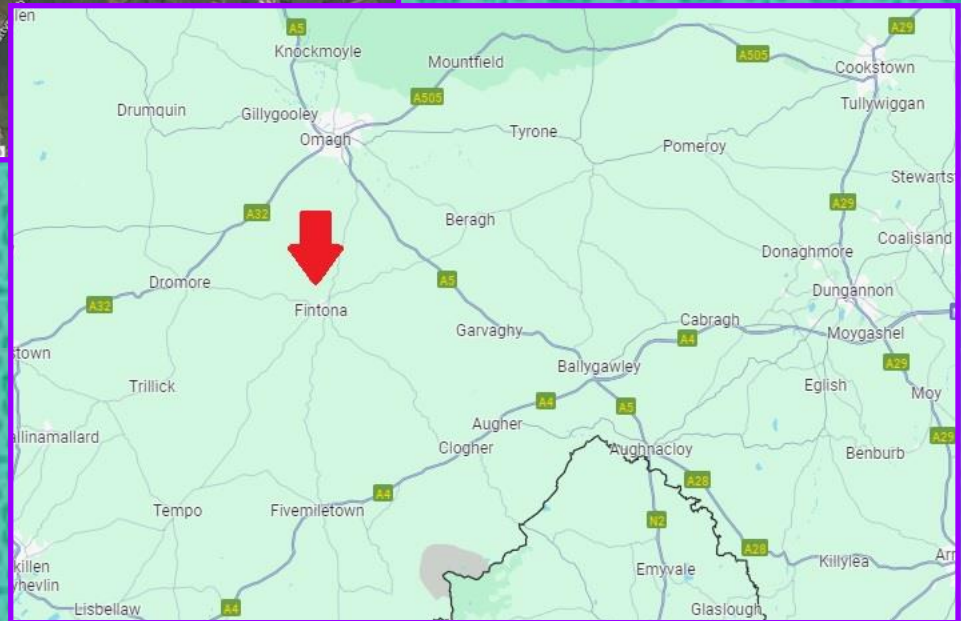
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professionalism  
worldwide

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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.

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