



R A NOBLE & CO

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK
AUCTIONEERS & ESTATE AGENTS

Your
Local
Property
Experts.

For Sale

Superior Three Bedroom
Dwelling With Garage & Paddock

159 Moore Street,
Aughnacloy,
BT69 6AR

RESIDENTIAL



R.A. Noble & Co.

www.nobleauctioneers.co.uk

Location

This wonderful property is conveniently located on Moore Street, Aughnacloy in close proximity to the villages shops, schools and local amenities.

Aughnacloy is a thriving rural village located close to the border with County Monaghan and C. 16 miles south west of Dungannon. The dwelling is C. 4 miles from the main A4 Belfast/Enniskillen arterial carriageway.

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BT69 6AR**

RESIDENTIAL

EPC—TBC



Description

Welcome to 159 Moore Street an endearing three storey, three bedroom property with so much to offer to both occupier and investor alike.

This super property which is accessed directly of the main street comprises a large reception room on the ground floor in addition to a spacious hallway and rear utility room.

The first floor boasts yet another reception room, kitchen and main bathroom. Both the beautiful modern kitchen and bathroom suite were newly fitted along with the GF utility room in 2017.

Moving upwards and the second floor of this extensive property comprises 3 bedrooms with a feature window in one bedroom benefitting from gorgeous views over the local countryside.

This fine home has been extended and renovated over the years with the most recent refurbishment works taking place in 2017 when the following works were carried out.:

- Triple glazed PVC windows throughout and composite front door installed .
- New header tank in loft with full roof inspection undertaken.

In addition the property was fitted with new carpets throughout C. 3 years ago and the oil burner was serviced Q2. 2024.

Externally this unique property offers a concrete rear yard where the oil burner for central heating can be accessed as well as a traditional stone barn/garage area that is also included in the sale.

Furthermore the property is sold with the benefit of 2 separate plots of land to the rear as per the indicative boundary plans overleaf. These plots could be utilised for parking, hobby farming or for some extra garden space depending on the desires of the fortunate new owners.

This property is sure to attract a high level of interest and therefore we would encourage all interested parties to contact our office to arrange their viewing as soon as possible.

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

Utility Room : 2.03m x 2.5m

Reception : 5.54m x 4.86m

Hallway : 1.84m x 4.86m

First Floor

Kitchen/Diner : 2.0m x 3.69m

Living Room : 3.02m x 4.86m

Bathroom : 2.03m x 2.5m

Hallway : 4.35m x 1.06m

Second Floor

Bedroom 1 : 3.28m x 3.63m

Bedroom 2 : 4.21m x 2.39m

Bedroom 3 : 3.2m x 2.37m

Garage/Stone Barn: 5.5m x 5.24m

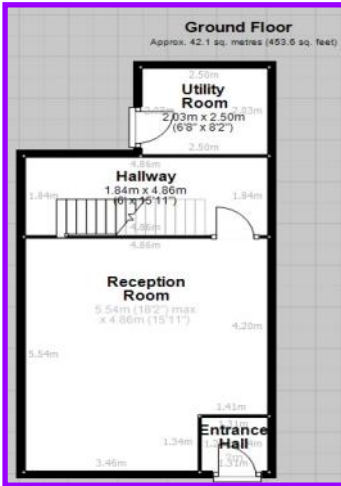
Rates

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

Estimated Annual Rates Payable for 2023/24: £902.50

Floor Plans (For Illustrative Purposes Only)

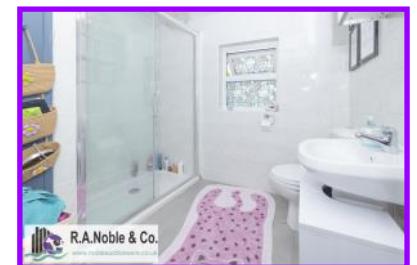
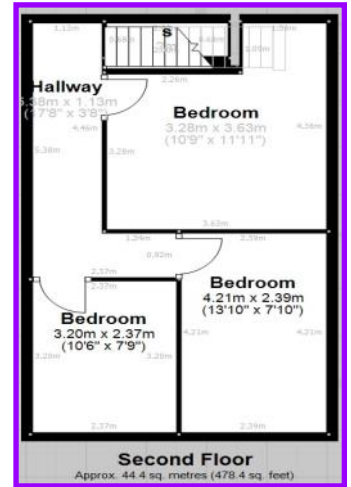
GF Plan



FF Plan



2F Plan

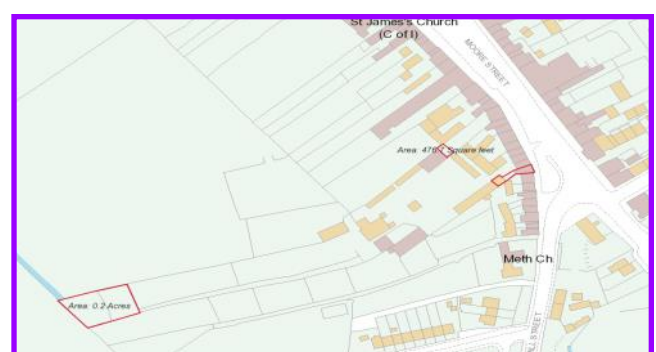


Indicative Boundary Maps (For Illustrative Purposes Only)

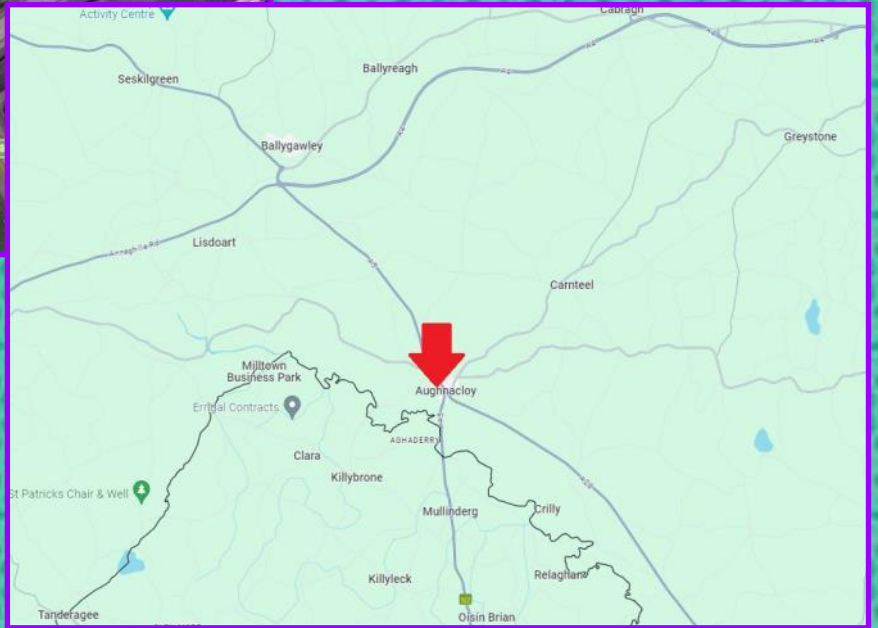
OSNI View



Ortho View



Location Maps



FOR INDICATIVE PURPOSES ONLY

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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.

MISREPRESENTATION ACT 1967

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