



**R A NOBLE & CO**

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Your  
Local  
Property  
Experts.

# For Sale

Desirable Three Bedroom Detached Bungalow

95 Roscavey Road,  
Garvaghey,  
Dungannon,  
BT70 2EQ

**RESIDENTIAL**



**R.A.Noble & Co.**

[www.nobleauctioneers.co.uk](http://www.nobleauctioneers.co.uk)



This desirable property is situated in a highly sought after peaceful countryside location C. 1 mile from the Kellys Inn junction on the main A5 Curr Road arterial route between Omagh and Ballygawley.

Omagh is C. 10 minutes drive Northwest and Ballygawley is C. 10 minutes drive Southeast of the dwelling thus presenting excellent convenience to the wide range of shops, schools and local amenities within both towns.

## Description

This beautiful property presents a rare opportunity to acquire a bungalow on a spacious C. 0.7 acre site in this area.

Internally, the dwelling comprises 3 bedrooms, living room, kitchen, bathroom and entrance hall.

The spacious living room benefits from a solid fuel burning stove c/w granite hearth and wooden laminate flooring.

The bathroom has also been fully tiled to complete a wetroom style shower area with electric shower.

Externally this charming property boasts a large front garden, spacious concrete driveway and numerous outbuildings to include:

- A 3 bay slatted livestock shed.
- A dry storage shed.
- Garage/Storage Shed.

To the rear of the site is a further hardcore yard area privately contained within a boundary of evergreen trees.

Furthermore the dwelling benefits from DG PVC windows/doors and oil fired central heating and we understand the property's loft was recently reinsulated.

Rarely does a property such as 95 Roscavey Road come to the market and therefore we would recommend all interested parties to contact our office at their earliest opportunity to arrange a viewing.

## 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 : 3.99m x 3.7m	Reception room : 3.58m x 4.4m
Entrance Hall : 4.67m x .91m	Bathroom : 3.12m x 1.91m
Bedroom 1 : 3.7m x 4.61m	Bedroom 2 : 3.67m x 4.4m
Bedroom 3 : 3.55m x 4.61m	

## Sale Details

We are seeking offers over £195,000.

## Rates

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

Estimated Annual Rates Payable for 2023/24: £926.50.

## For Sale

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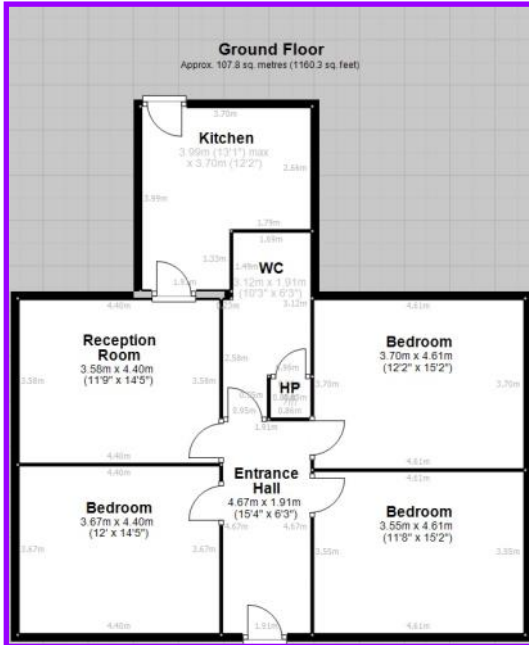
95 Roscavey Road,  
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## RESIDENTIAL

## EPC—TBC



**Floor Plan (For Illustrative Purposes Only)**



**Indicative Boundary Maps (For Illustrative Purposes Only.)**

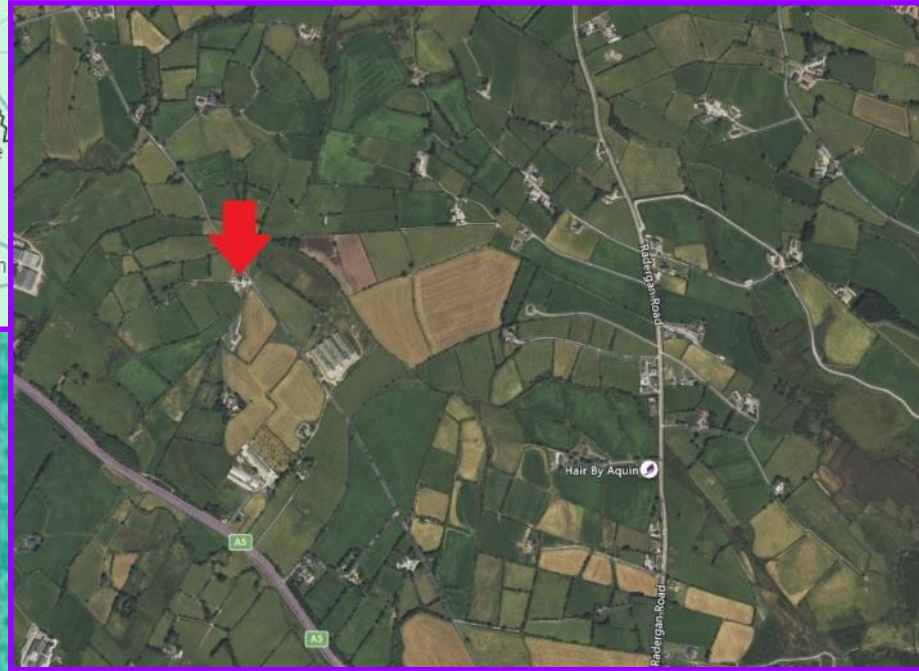
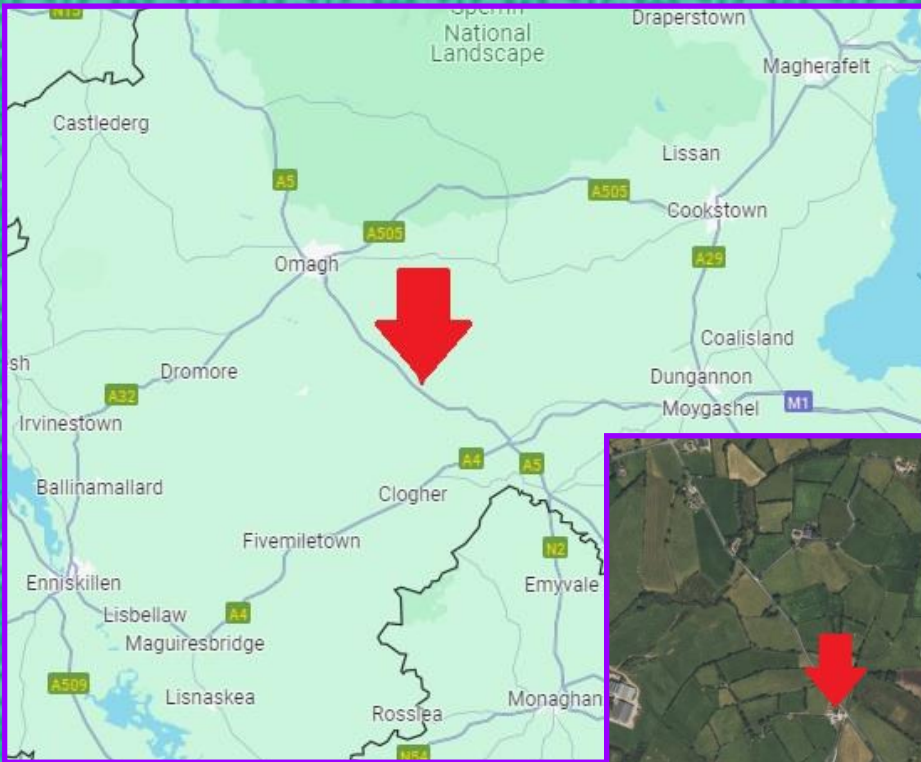
**OSNI View**



**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.

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