



R A NOBLE & CO

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK
AUCTIONEERS & ESTATE AGENTS

Your
Local
Property
Experts.

For Sale

Beautiful 3/4 Bedroom Semi-Detached Dwelling
with Annex

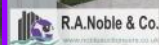
47 Kevlin Glen,
Omagh, Co. Tyrone
BT78 1PG

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Location

This unique property is superbly located with convenient access to Omagh town centre and the vast array of churches, schools, shops, restaurants, pubs, leisure facilities, play parks, bus routes that the town offers.

Description

This beautiful C. 24 year old home presents a rare opportunity to acquire a dwelling that has benefitted from significant investment in recent years in order to improve and indeed surpass many current new build standards.

Internally the ground floor of the property comprises a spacious living room with solid fuel burning stove, a bright kitchen c/w integrated appliances, a useful utility room and a GF WC.

The first floor which is accessed from the herringbone style wooden laminate hallway and handcrafted wooden panelled staircase comprises a deluxe master bedroom with built in storage, a C. 5 year old master bathroom suite and 2 further bedrooms.

Intriguingly this property offers somewhat of a hidden bonus in that a staircase out of the third bedroom leads up to a large room which could be utilised as a 4th bedroom or a games room/storage area.

Externally the front of this property has been efficiently tarmacked to allow parking for 4-5 vehicles. To the rear of the property yet another pleasant surprise awaits as the rear patio/yard has been exquisitely paved with Acheson Glover paving. In addition the property boasts not 1 but 2 fully insulated/oil heated garden rooms currently being utilised as a hair salon, an office and storage space.

Other Notable Features Include:

- Pressurised plumbing system
- Outside water tap
- New oil burner C. 4-5 yrs ago
- CCTV system
- LED spotlights
- DG PVC windows/New PVC Front & Rear doors
- Feature red brick
- Ornamental style steel security gates

This impressive family home is packed with extras and is therefore sure to attract a high level of interest. Please contact our office to arrange a viewing as soon as possible to avoid disappointment.

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 : 4.17m x 4.1m

Living room : 5.1m x 3.97m

Entrance Hall : 5.12m x 1.9m

Utility Room : 3.3m x 1.77m

Downstairs WC : 1.77m x 0.80m

First Floor

Master Bedroom : 5.9m x 3.6m

Bedroom 3 : 2.8m x 2.4m

Bedroom 2 : 3.5m x 2.6m

Bathroom : 2.1m x 4.0m

Second Floor

Games Room/Bedroom : 4.81m x 6.01m

External Floor Plan

Storage : 4.18 x 3.03m

Garden Room/Salon : 4.6m x 3.03m

Office : 3.04m x 2.79m

Rates

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

Estimated Annual Rates Payable for 2024/25: £903.34.

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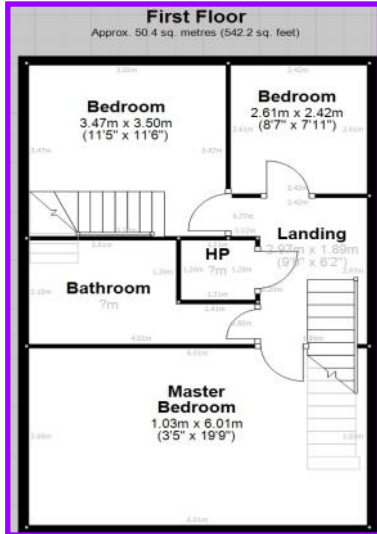
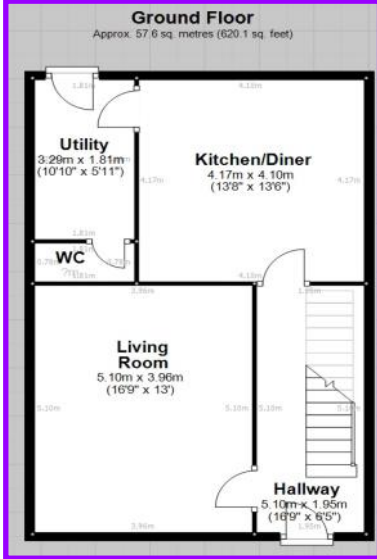
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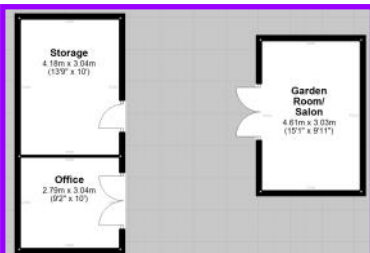
Sale Details

We are seeking offers over £189,950.

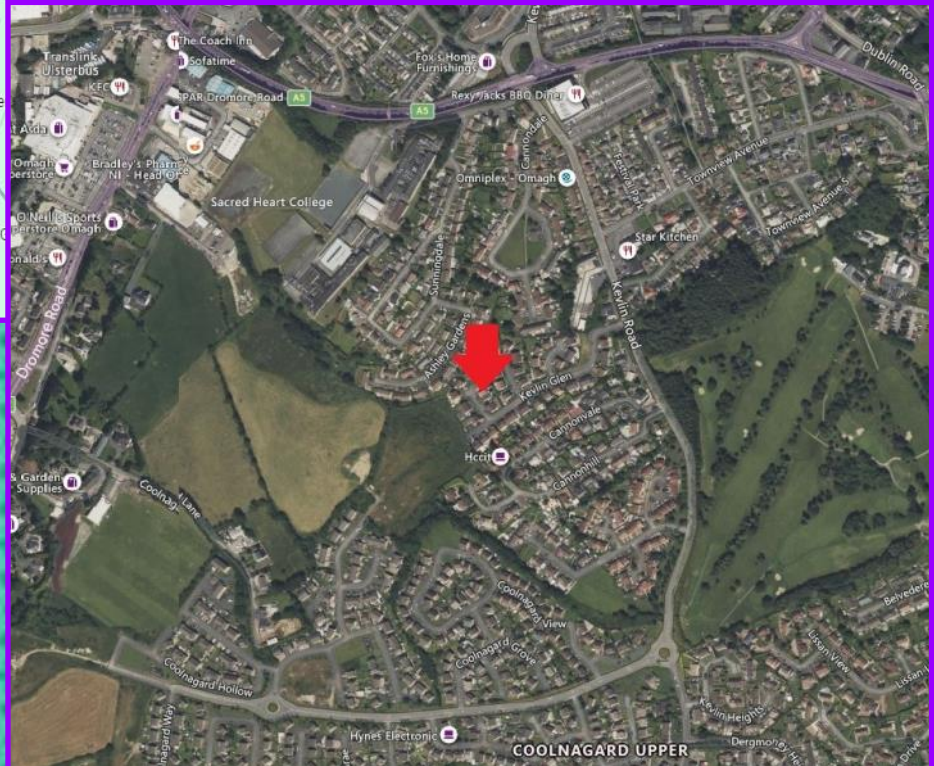
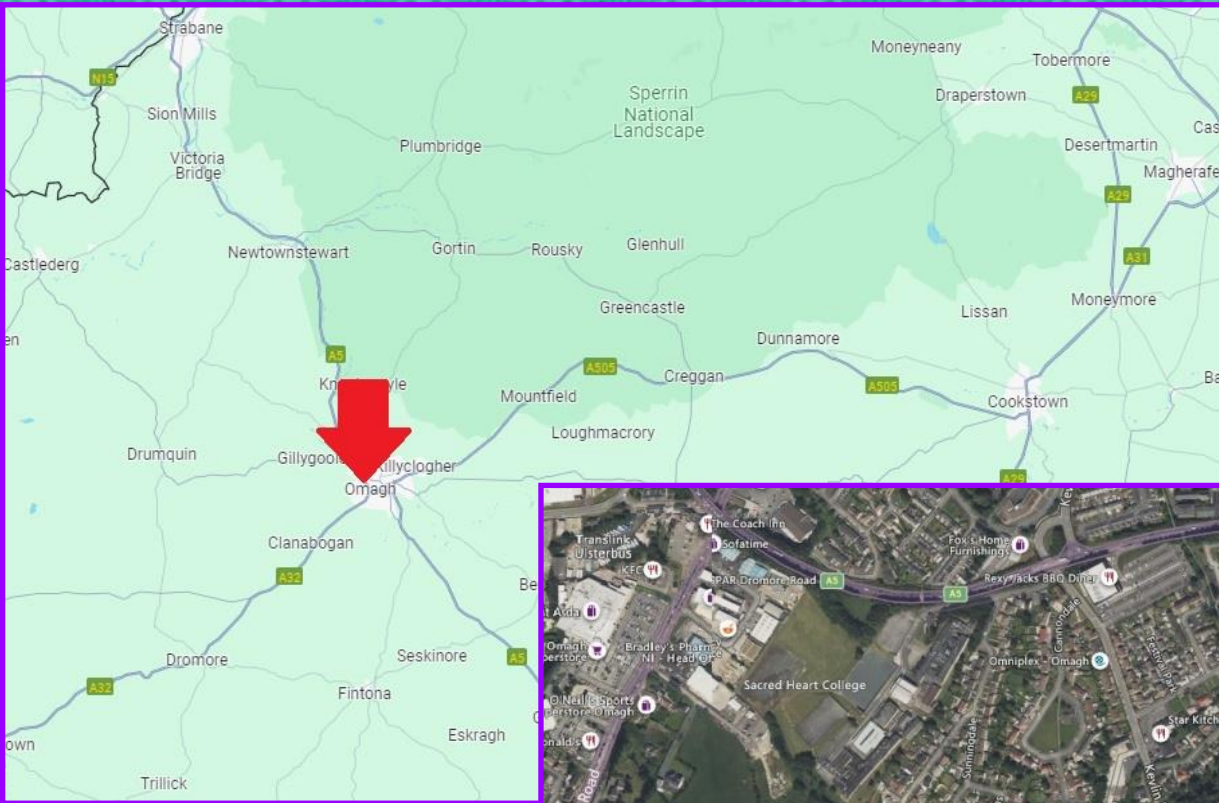
Floor Plans (For Illustrative Purposes Only)



External Rear Yard



Location Maps



FOR INDICATIVE PURPOSES ONLY

RA Noble & Co Ltd

T: 028 8554 8242

F: 028 8554 9900

JONATHAN KEYS

M: 077 4632 2257

jonny@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

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