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For Sale


Excellent Detached 3 Bedroom Bungalow

55 Ballagh Road
Clogher
BT76 0LB

RESIDENTIAL



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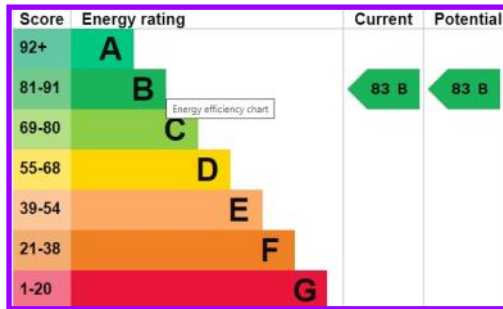
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EPC



Location

This Beautiful Bungalow is situated in a highly accessible convenient countryside setting of the Main Clogher to Fivemiletown (Ballagh) Road. The property is approximately 4 miles from Clogher and 3 miles from Fivemiletown.

Description

This efficient C.6 Year Old Bungalow offers a rare opportunity to acquire a modern detached Bungalow in this sought after area.

The Dwelling which is accessed via private entrance from the Ballagh road is situated on a generous C.0.4 Acre Site with an abundance of outdoor lawn space including a small pond.

Internally the property has been finished to a high standard to include a solid fuel burning stove and solid timber kitchen.

The attic of this property has also been constructed to facilitate the occupiers to expand into with ample space for a further 2 bedrooms and bathroom facilities.

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 : 3.4m x 4.0m

Entrance Hall : 2.1m x 4.6m

Utility Room : 2.3m x 2.5m

WC : 2.5m x 1.0m

Bedroom : 3.3m x 3.35m

Living room : 4.0m x 4.6m

Bathroom : 2.9m x 2.4m

HP : 0.9m x 2.0m

Bedroom : 3.3m x 3.35m

Bedroom : 3.4m x 3.4m



Rates

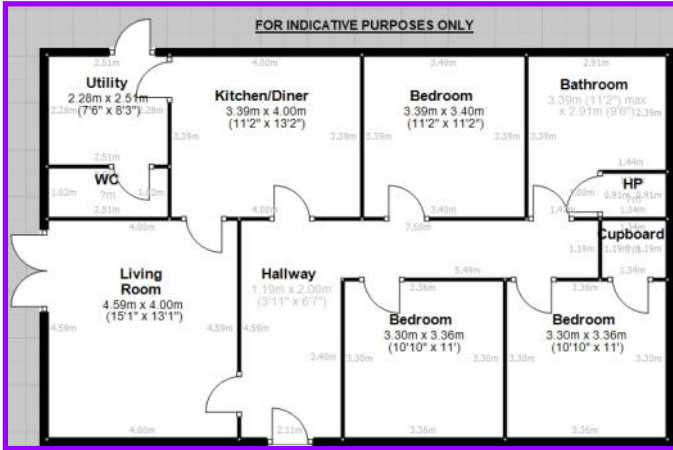
We have been advised by the Land and property services of the following:

Estimated Annual Rates Payable for 2024/25: £1,218.38.

Sale Details

We are seeking offers over £239,950.

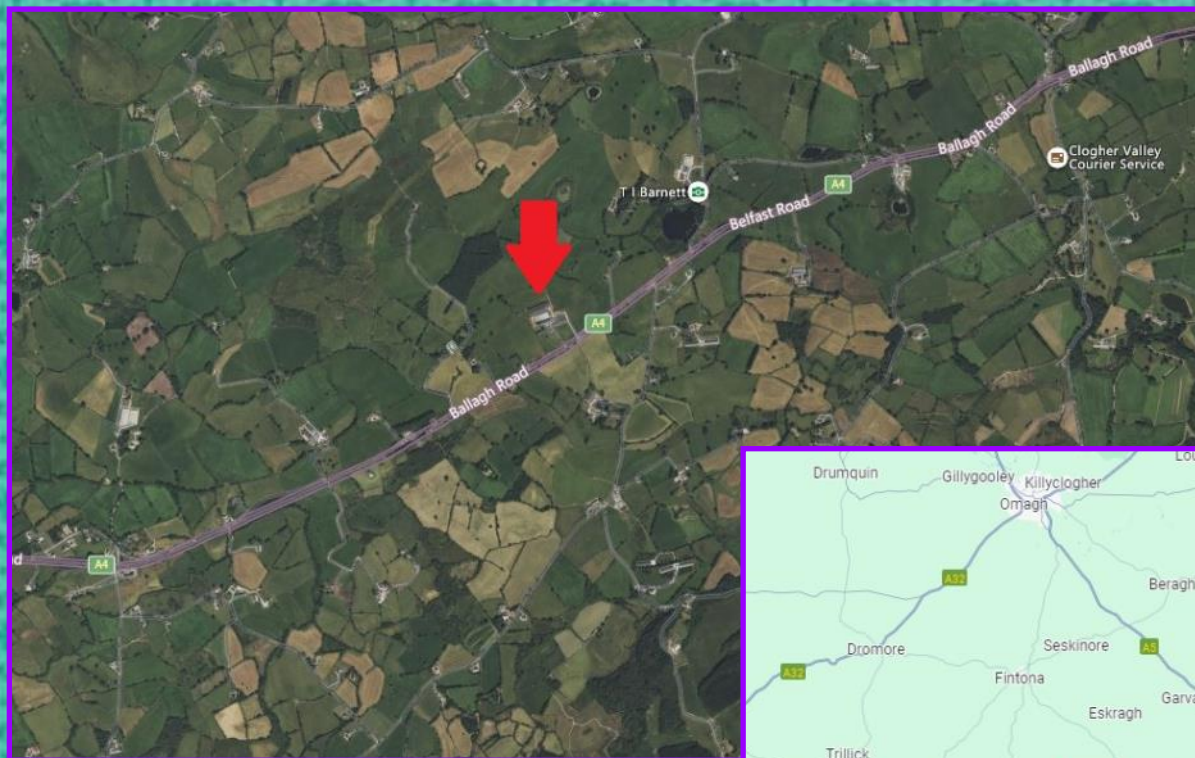
Floor Plans (For Illustrative Purposes Only)



Indicative Boundary Maps (For Indicative Purposes Only)



Location Maps



FOR INDICATIVE PURPOSES ONLY

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property
professionalism
worldwide**

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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

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give RA Noble & Co Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. RA Noble & Co Limited. Registered Office: 59 Main Street, Clogher, Co Tyrone, N. Ireland BT76 0AA. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract. Reproduced with the consent of Goad Cartographers Ltd, Old Hatfield.