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SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK
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Local
Property
Experts.

For Sale

Luxury 4 Bed Detached With Garage

4 The Olde Fairways Crescent

Fivemiletown

Co Tyrone

BT75 0TG

RESIDENTIAL



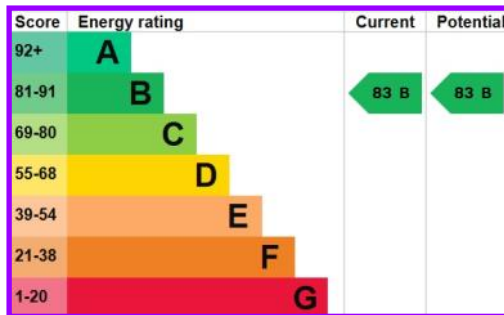
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Luxury 4 Bed Detached With Garage

4 The Olde Fairways
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EPC



Location

This luxury family home is perfectly located within the sought after 'Olde Fairways Crescent Development' in the highly sought after village of Fivemiletown. The dwelling is conveniently situated within walking distance of a wide range of shops, schools, and local amenities. Enniskillen is located approximately 25 minutes drive from the property.

Description

Rarely does an opportunity arise to purchase a detached property of this calibre in the Fivemiletown area.

This spectacular C. 6 year old property which occupies a generous corner site has been finished to the highest standard to include:

- Bright open plan kitchen/dining /living area with island unit, granite worktops, Belfast sink, boiling water tap, pop up socket tower, integrated microwave, Belling double oven cooker c/w induction hobs, integrated dishwasher, LED spotlighting and under counter lighting.
- Spacious living room with wooden effect tiled flooring and solid fuel burning stove with hearth and tiled surrounding.
- Naturally lit entrance hall with WC accessed thereof.
- 4 large first floor bedrooms to include master bedroom with ensuite and built in wardrobe/sideboard.
- Ground floor zoned underfloor heating.

Exterior

Externally the dwelling offers an abundance of outdoor space to include:

- A large rear lawn with private decking area.
- Detached garage with roller shutter/pedestrian doors.
- Tarmac driveway with space for 5-6 vehicles.
- Galvanised gates to secure the rear of the property for childrens safe play area.
- External water tap.

This magnificent C.2000 sq. ft. property truly presents a modern home 'ready to walk into' and thus a high level of interest is anticipated.

For enquiries or to arrange a viewing please contact our office early 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/ Diner : 5.41m x 5.95m Living Room : 4.04m x 5.255m
WC : 1.2m x 2.4m Casual Living : 1.6m x 3.2m
Utility Room : 1.79m x 3.298m Entrance Hall : 1.95m x 4.9m

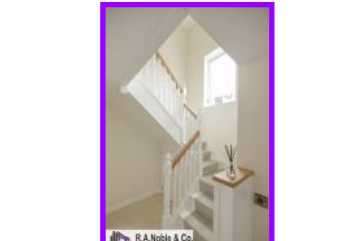
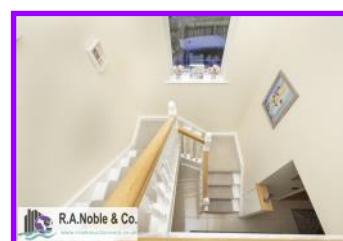
First Floor

Master Bedroom : 3.79 m x 5.255m Bedroom 2 : 3.99m x 4.2m
Ensuite : 1.85m x 2.127m Bedroom 3 : 3.31m x 3.75m
Bedroom 4 : 2.427m x 3.5m Bathroom : 1.8m x 2m

Rates

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

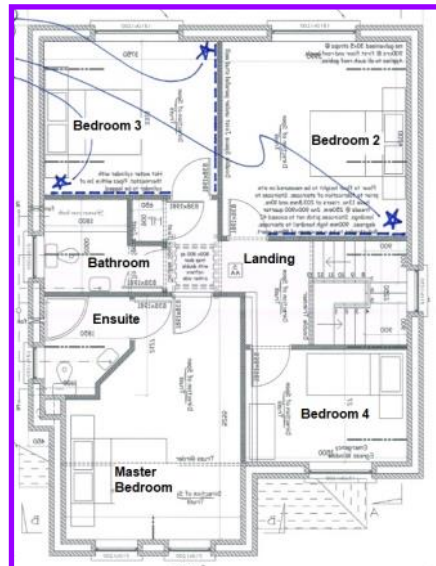
Estimated Annual Rates Payable for 2023/24: £1,398.88.



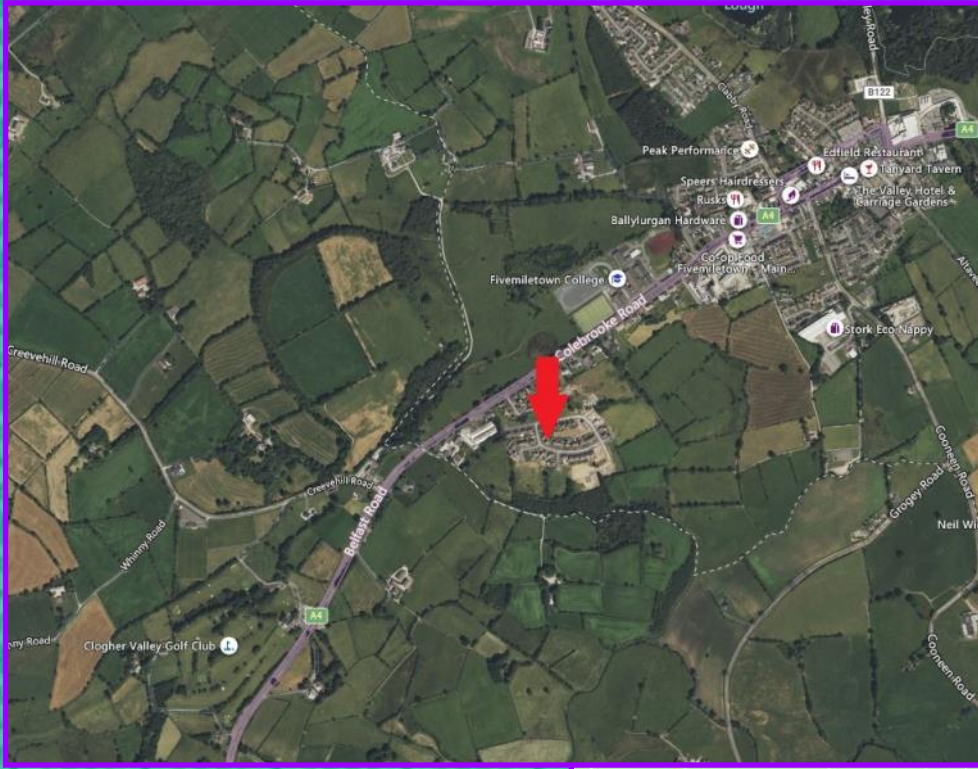
Ground Floor Plan



First Floor Plan



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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