

**FOR SALE**

**5a Drumquin Road, Castlederg, Co.Tyrone BT81 7PX**

**3 BED DETACHED BUNGALOW**

**Lisney**

COMMERCIAL REAL ESTATE





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## FEATURES

Detached bungalow

3 bedrooms

Quiet countryside setting

Less than a mile from Castleberg

Property requires refurbishment throughout

*Property outline for indicative purposes only*

### LOCATION

The subject property is in a rural location just 0.8 miles from Castleberg village centre.

Castleberg is located 11 miles from Strabane, 15 miles from Omagh and 26 miles from Derry/Londonderry.

Castleberg is a small village with a population of approximately 2,980 people. Local facilities include Castleberg High School, St Patrick's Primary School & Nursery Unit, various cafés, shops and bars.

We understand the dwelling was the former cemetery caretakers house.



### DESCRIPTION

The subject asset is a detached three bedroom bungalow, accessed directly from the Castleberg Road.

Internally, the property consists of an entrance hall, living room, kitchen, family bathroom and three bedrooms, all across ground floor. The property runs on oil heating.

The property has not been occupied for a number of years and requires refurbishment throughout.

Externally, the property sits on a plot of circa 0.1 ac with gardens surrounding the property and a concrete patio to rear.





## ACCOMMODATION

The areas below are approximate:

Room	sqm	sqft
Front Hallway	2.37	25.51
Living Room	16.07	172.98
Kitchen	10.11	108.8
Bathroom	4.58	49.3
Main Hallway	2.98	32.08
Bedroom 1	9.15	98.49
Bedroom 2	7.71	82.99
Bedroom 3	10.77	115.93
Hallway	3.10	33.37
Outhouse 1	1.59	17.11
Outhouse 2	3.88	41.76
External WC	1.6	17.22
<b>Total</b>	<b>73.9</b>	<b>796</b>





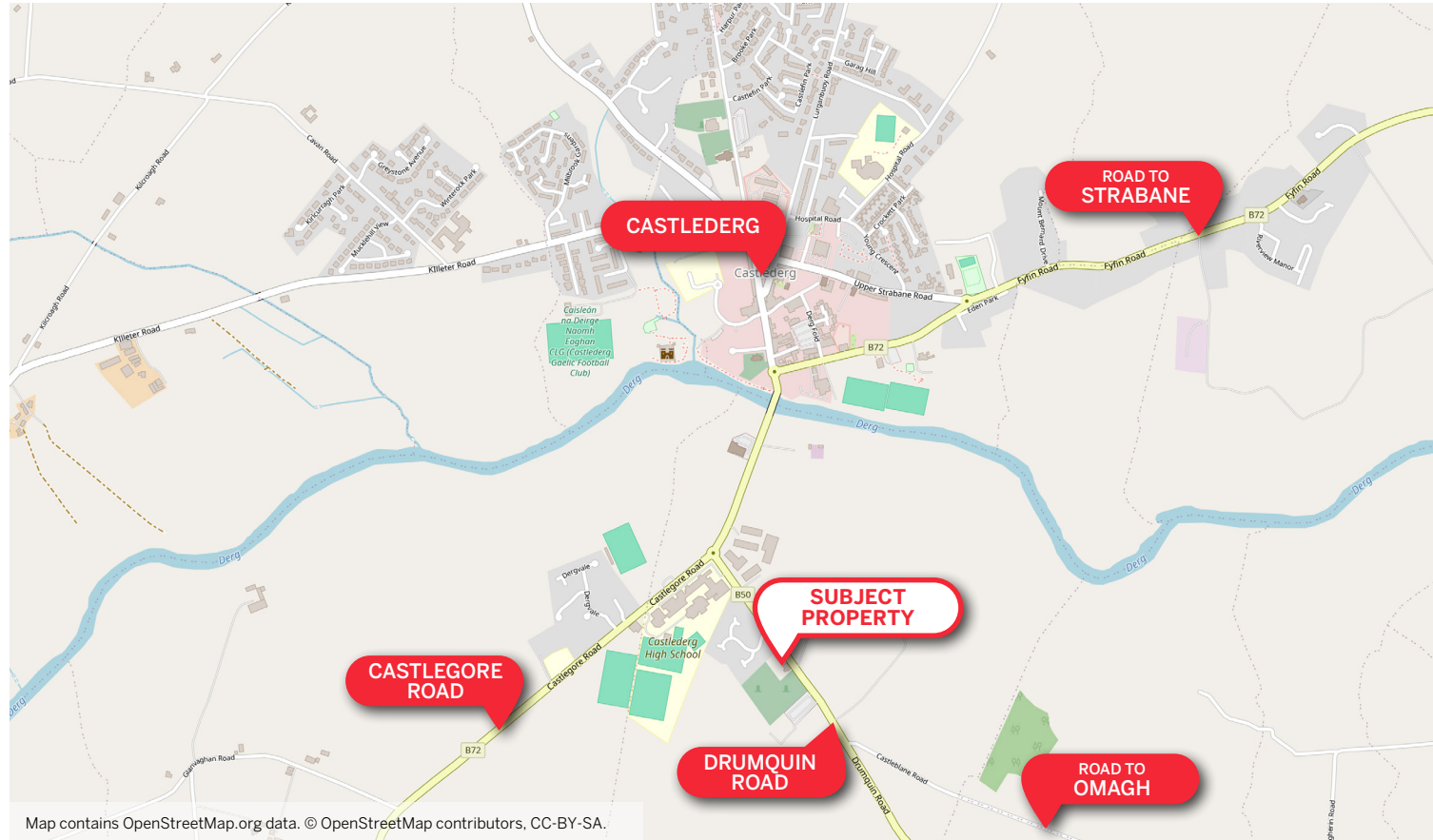








## LOCATION



Map contains OpenStreetMap.org data. © OpenStreetMap contributors, CC-BY-SA.

## RATES PAYABLE

Capital Value: £85,000  
Rates Pounding 2024/25: 0.011112  
Rates Payable: £945

## PRICE

£110,000

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT. Further information is available at [www.lisney.com](http://www.lisney.com)

## EPC

The Energy Performance Certificate is available upon request.

## CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF 23765

# Lisney

COMMERCIAL REAL ESTATE

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Viewing strictly by appointment with the sole selling agent Lisney

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[lisney.com](http://lisney.com)   

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