

2 COOLNAGARD MEWS OMAGH, BT78 1GF.



Taking Opening Offers From £220,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Telephone 02882 250500
www.corryandstewart.com

KEY FEATURES

- * Stunning Detached Property
- * 4 Bedrooms With Master En-Suite
- * 2 Reception Rooms
- * Recently Refurbished Throughout
- * Modern & Spacious Interior
- * UPVC Double Glazed Windows
- * Composite Doors
- * OFCH
- * Beautifully Decorated Throughout
- * Must be viewed to be Fully Appreciated
- * Popular & Convenient Location
- * Taking Opening Offers From £220,000

SUMMARY

This excellent 4 bedroom detached two storey dwelling is located on a spacious and mature site within close proximity to Omagh town centre and all local amenities. It is convenient to both primary and secondary schools, churches, shops, leisure facilities, play park, hospital / health centre, bus routes, scenic routes, golf course and local villages.



ACCOMMODATION

GROUND FLOOR

Entrance Hall:

17'0" (Longest Point) x 6'09" (Widest Point) PVC Exterior Door With Side Panels. Tiled Flooring. Telephone Point. W.C. Off. Hand Painted / Carpeted Staircase.

W.C.:

6'11" (Longest Point) x 2'11" (Widest Point) Tile Flooring. Part Tiled Walls. Fitted Vanity Unit With Basin. Heated Towel Rail. Toilet.

Lounge:

17'02" (Longest Point) x 12'02" (Widest Point) Carpet Flooring. Telephone And T.V Point. French Doors to Dinette.

Snug:

16'10" (Longest Point) x 10'04" (Widest Point) Carpet Flooring. T.V Point.

Kitchen / Dinette:

23'06" (Longest Point) x 11'0" (Widest Point) Fitted High And Low Level Shaker Style Units. Extractor Fan. Tiled Flooring. Integrated Dish Washer. Electric Oven And Hob. Fitted Media Unit With Storage. Recessed And Under Unit Lighting. Stainless Steel Sink. T.V Points. Patio Doors Leading To Rear Garden.

Utility Room:

11'0" (Longest Point) x 6'01" (Widest Point) Fitted High And Low Level Units. Integrated Fridge/Freezer. Plumbed For Washing Machine And Tumble Drier. Tiled Flooring. Access to Snug.

FIRST FLOOR

Landing:

20'04" (Longest Point) x 6'02" (Widest Point) Carpet Flooring. Access to Roof Space. Linen Cupboard Off.

Master Bedroom:

12'09" (Longest Point) x 13'03" (Widest Point) Carpet Flooring. T.V and Telephone Points.

En-Suite:

9'01" (Longest Point) x 3'0" (Widest Point) Part Tiled Walls. Tiled Flooring. Toilet. Fitted Vanity Unit With Basin. Heated Towel Rail. Electric Shower.

Bedroom 2:

14'0" (Longest Point) x 10'04" (Widest Point) Carpet Flooring.

Bedroom 3:

12'09" (Longest Point) x 11'05" (Widest Point) Carpet Flooring.

Bedroom 4:

14'0" (Longest Point) x 10'04" (Widest Point) Carpet Flooring.

Shower Room:

8'0" (Longest Point) x 7'09" (Widest Point) Part Tiled Walls. Tiled Flooring. Toilet. Fitted Vanity Unit With Basin. Heated Towel Rail. Wet Style Walk In Power Shower.

OUTSIDE / GARDENS

Mature Lawns And Gardens To Front, Side And Rear.
Spacious Site. Tarmacadam Driveway.

Services: Mains

Heating: Oil Fired Central Heating

Age of Property: Circa 20 Years Old

Capital Value: £105,000

Rates: £972.83 (Price Correct As Of December 2024)



TMAC

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If you are buying, up sizing / downsizing house or investing in property, we can put you in touch with our in house Independent Mortgage Advisor Noel Stewart. This is Free, no obligation service, so why not contact us to see what they have to offer.

T 028 8225 0000 or M 077 7188 4633

www.themortgageadvicecentre.net

Mortgage Advice Centre

Lettings Department

Corry & Stewart have an experienced and professional lettings department who offer a comprehensive letting service. Contact our team, without obligation, on 028 8225 0500

DIRECTIONS:

Enter the Coolnagard Development and follow the road through taking the 1st exit at the roundabout and then taking 1st left, travel to end of this cul de sac, take left then Coolnagard Mews is located on the right. Look Out For The Corry & Stewart Sign outside the property.



**36A HIGH STREET, OMAGH, CO TYRONE
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**EPC REFERENCE NUMBER
9490-2414-0122-1121-3943**



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