



**R A NOBLE & CO**

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK  
**AUCTIONEERS & ESTATE AGENTS**

Your  
Local  
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Experts.

# For Sale

Excellent 3 Bed Semi-Detached Dwelling

25 Ferndale,  
Clogher, Co. Tyrone  
BT76 0AS

**RESIDENTIAL**



**R.A.Noble & Co.**

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# R.A. Noble & Co.

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## Location

This immaculately presented dwelling is ideally located in the well sought after private Ferndale development well known for it's superior build quality originally developed by Chambers Developers.

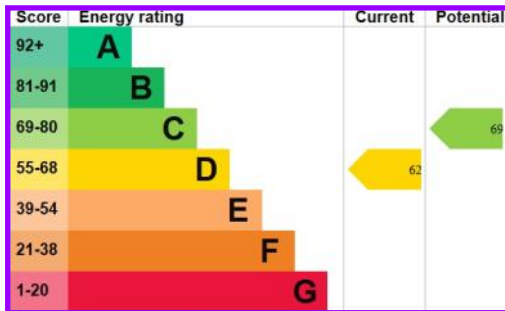
## For Sale

### Excellent 3 Bed Semi-Detached Dwelling

25 Ferndale,  
Clogher, Co. Tyrone  
BT76 0AS

## RESIDENTIAL

### EPC



## Description

This beautiful 3 bedroom home presents a rare opportunity to acquire a two storey dwelling in the well established peaceful Ferndale development.

The dwelling is well appointed on a generous site with spacious rear paved yard and ample front lawn space and a tarmac driveway.

Internally the ground floor of the dwelling boasts a spacious living room in addition to a free flowing kitchen and dining room.

The first floor comprises 3 bedrooms (2 with built-in storage) and a main bathroom.

This attractive property is sure to attract both owner occupiers and investors alike and therefore we would urge all interested parties to book a viewing through our office at their earliest convenience.

## 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 : 3.26m x 3.25m  
Entrance Hall : 3.23m x 1.99m

Living room : 4.46m x 3.57m  
Dining Room : 3.29m x 3.17m

### First Floor

Bedroom 1 : 3.8m x 3.26m  
Bedroom 3 : 3.38m x 2.63m

Bedroom 2 : 3.87m x 3.6m  
Bathroom : 2.66m x 1.7m



## Sale Details

We are seeking offers over £135,000.

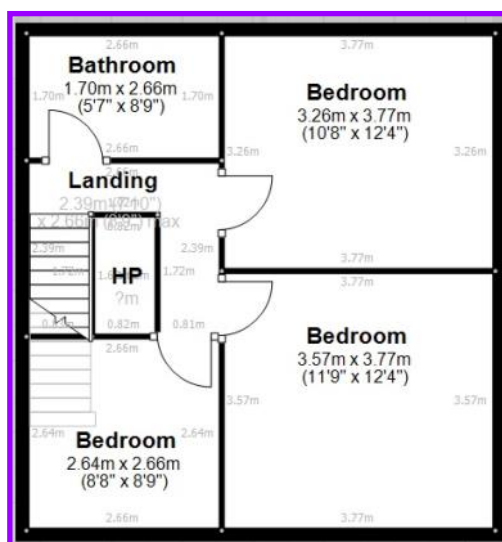
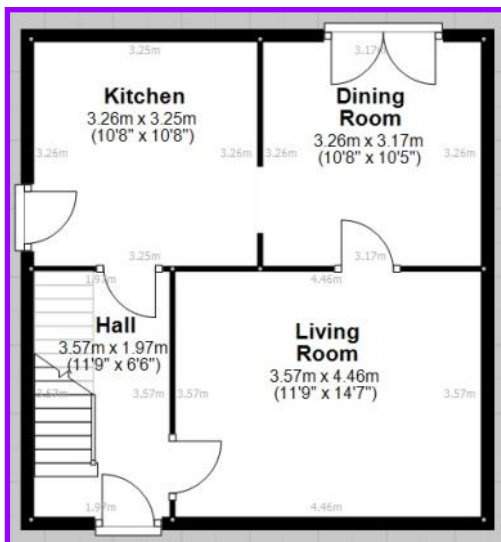
## Rates

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

Estimated Annual Rates Payable for 2023/24: £812.25.

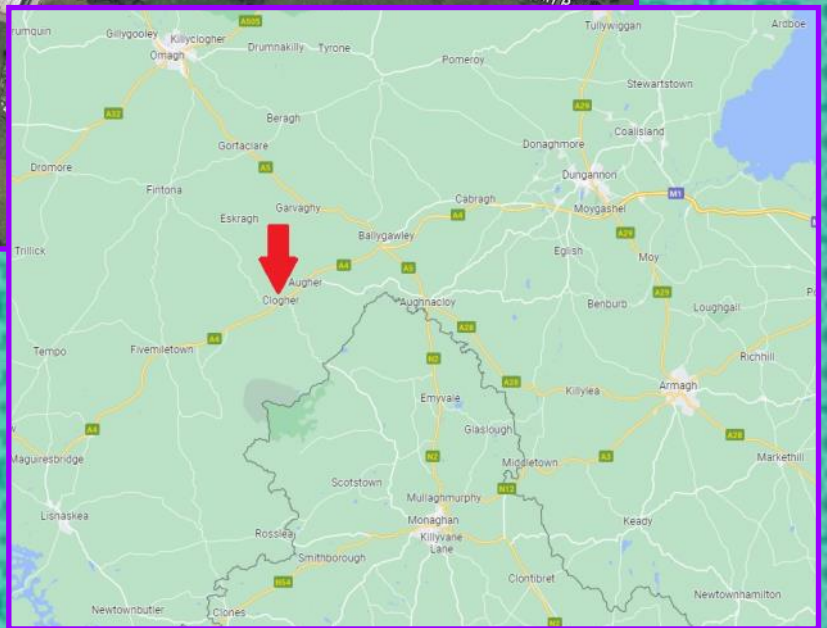
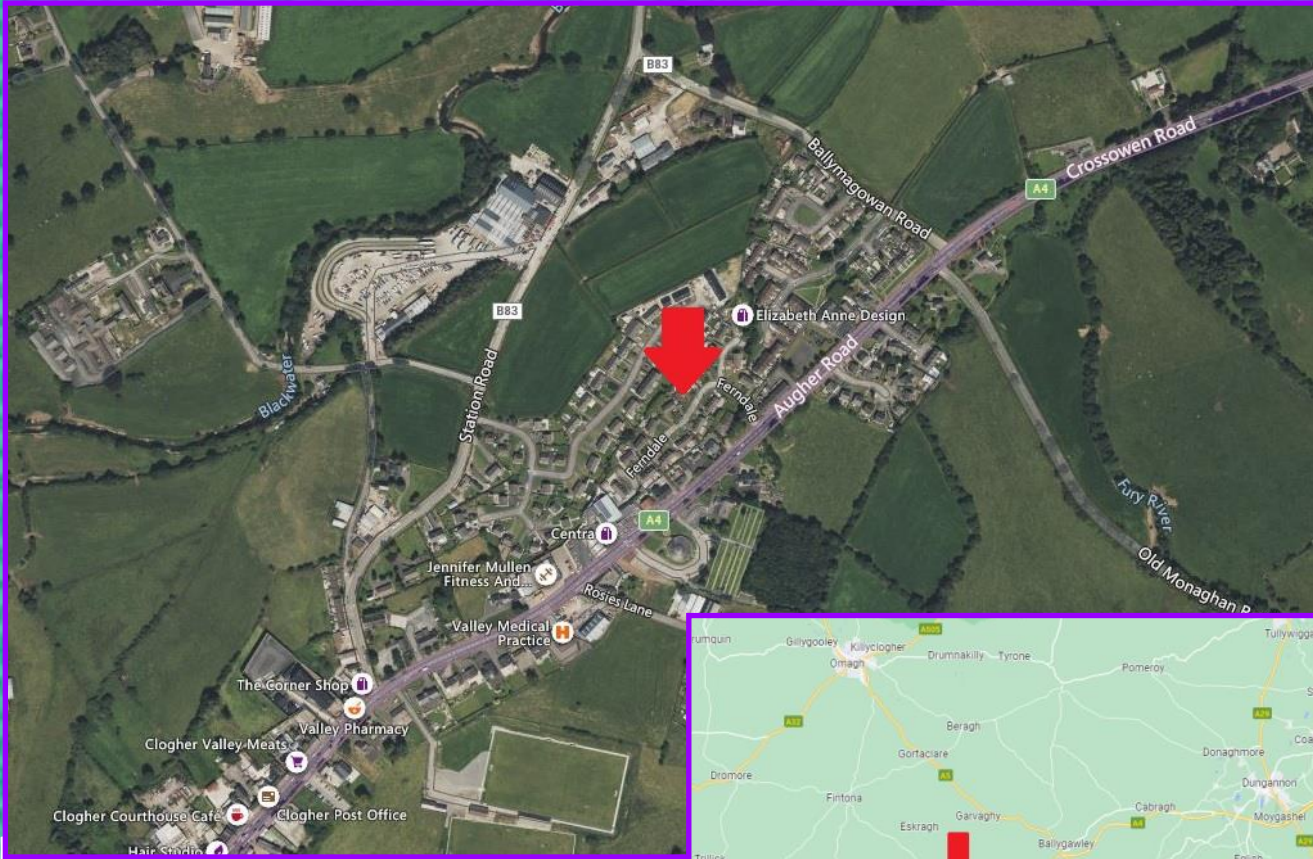


**Floor Plans (For Illustrative Purposes Only)**





# Location Maps



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**RICS**

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property  
professionalism  
worldwide

## 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**

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.