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# For Sale

## Detached Country Residence

35 Corbo Road  
Clogher  
BT76 0XF

**RESIDENTIAL**



## Location

This property is situated on the Corbo Road in the heart of the Clogher Valley countryside. Ballygawley Roundabout is located C.9 miles of the property with Omagh C. 12 miles and Enniskillen C. 24 miles.

## For Sale

### Detached Country Residence

35 Corbo Road,  
Clogher, Co. Tyrone  
BT76 0XF

## RESIDENTIAL

### EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62   D
39-54	E		
21-38	F	35   F	
1-20	G		



## Description

The sale of this unique residential holding presents a great opportunity for someone requiring a family home with much potential overlooking the Clogher Valley.

In addition to the residence there is a 1,125 sq ft shed which facilitates those wishing to run a business from home. This shed is suitable for a range of purposes and is currently utilised for light engineering by the current owner. The property benefits from a 1 acre paddock which allows for expansion of the shed or suits those with equine interest.

This house has benefited from renovation in recent years including drylining and complete tiling of the bathroom in an attractive modern tile.

## Planning Approval

The dwelling conveniently has planning permission approved for a rear extension, garage and front porch which would add super additional accommodation to this family home should the fortunate purchasers complete the approved works.

Planning Ref : LA09/2022/1058F (Full Planning drawings/permissions available upon request)

This attractive country home is sure to command a high level of interest. Therefore we would encourage all interested parties to contact our office to register an interest/ arrange viewing as early as possible.

## 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/Dining area : 5.42m x 5.23

Utility Room : 3m x 2.5m

Lounge : 5.23m x 3.41m

### First Floor

Master Bedroom : 5.23m x 3.41m

Bathroom : 3.41m x 2.16m

Bedroom 2 : 3.42m x 2.29m

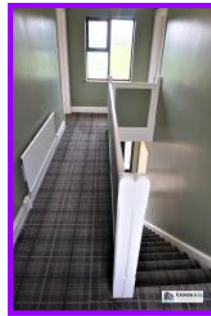
## Rates

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

Estimated Annual Rates Payable for 2022/23: £1,009.88.

## Sale Details

We are seeking offers over £195,000.



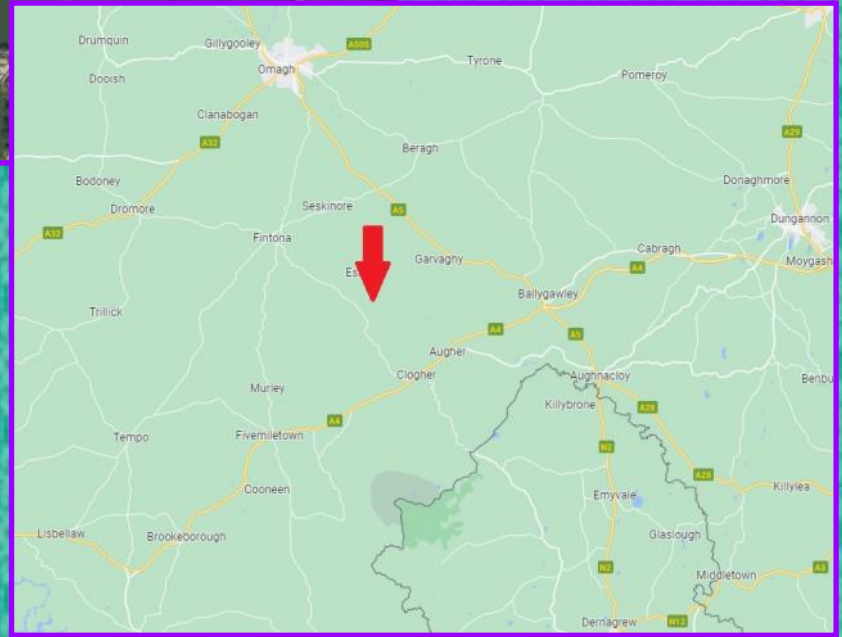
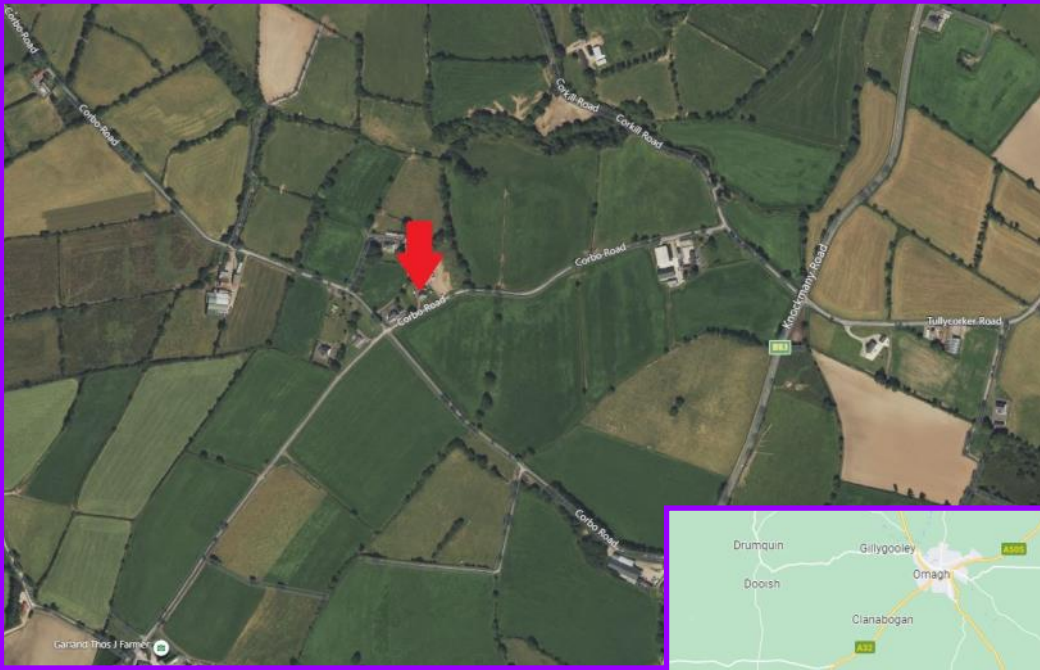
OSNI Map



ORTHO Map



## Location Maps



FOR INDICATIVE PURPOSES ONLY

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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**

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