

Features

• Residential refurbishment opportunity (subject

to the necessary consents)

- Situated in a small, tranquil hamlet near Omagh
- Ideal location for commuters to Omagh and

Enniskillen

Location

The subject property is located in the small village of Clanabogan, just off the A32 Clanabogan Road which is a primary route heading South from Omagh towards Enniskillen

Omagh is located in County Tyrone and is approximately 68 miles East of Belfast and 34 miles South of Derry~Londonderry.

The property is ideal for commuters with it being situated approximately 2.7 miles from Omagh and 24 miles from Enniskillen.

Description

The subject property comprises a semi-detached bungalow with gardens to the rear and front with a driveway to the front.

The property is accessed via a disabled ramp access to the side. The bungalow comprises 3 no. bedrooms, kitchen, living room and a disabled access bathroom/ shower room.

The property contains an oil-fired central heating system.



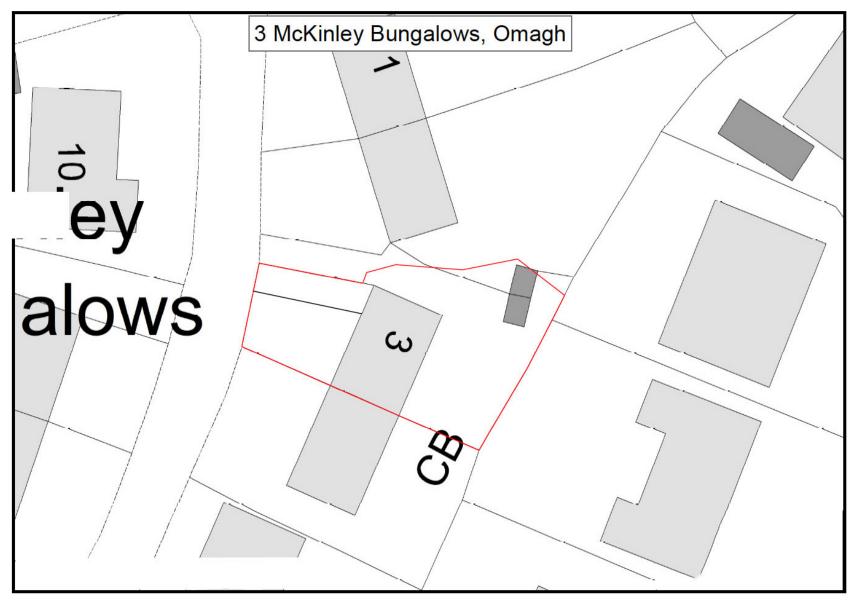
Accommodation

ACCOMMODATION	SIZE (SQ. M.)	SIZE (SQ. FT.)
Living Room	3.09m x 4.63m	10' 2" x 15' 2"
Kitchen	2.03m x 3.13m	6′ 9″ x 10′ 3″
Bedroom I	3.03m x 3.06m	9' II" x I0'
Bedroom 2	3.02m x 3.04m	9' II" x I0'
Bedroom 3	2.97m x 3.09m	9′ 9″ x 10′ 2″
Bathroom/Shower Room	1.37m x 2.09m	4′ 6″ x 6′ 10″

Price

£40,000 exclusive.

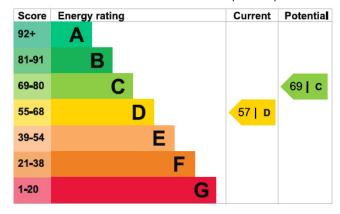




FOR INDICATIVE PURPOSES ONLY

EPC

The property has an Energy Efficiency rating of D57. The full Certificate can be made available upon request.



Rates Payable

LPS Domestic Property Valuation;

Capital Value Non-Exempt: £47,000

Total Domestic Rate Poundage: 0.008393

Total Rates Payable: £394.47 per annum approximately

Value Added Tax

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

Title

We understand the property is held Freehold.







Contact

Strictly by appointment with the sole Selling agent. For further information please contact:

Lynn Taylor 028 9050 1556 / 07813 020 181

ltaylor@lisney.com

Customer Due Diligence As a business carrying out estate agency work we are

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/uksi/2017/692/contents.

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