



FOR SALE

3 MCKINLEY BUNGALOWS, CLANABOGAN, OMAGH, BT78 5JP
THREE BED BUNGALOW REFURBISHMENT OPPORTUNITY IN CLANABOGAN, OMAGH

Lisney

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.

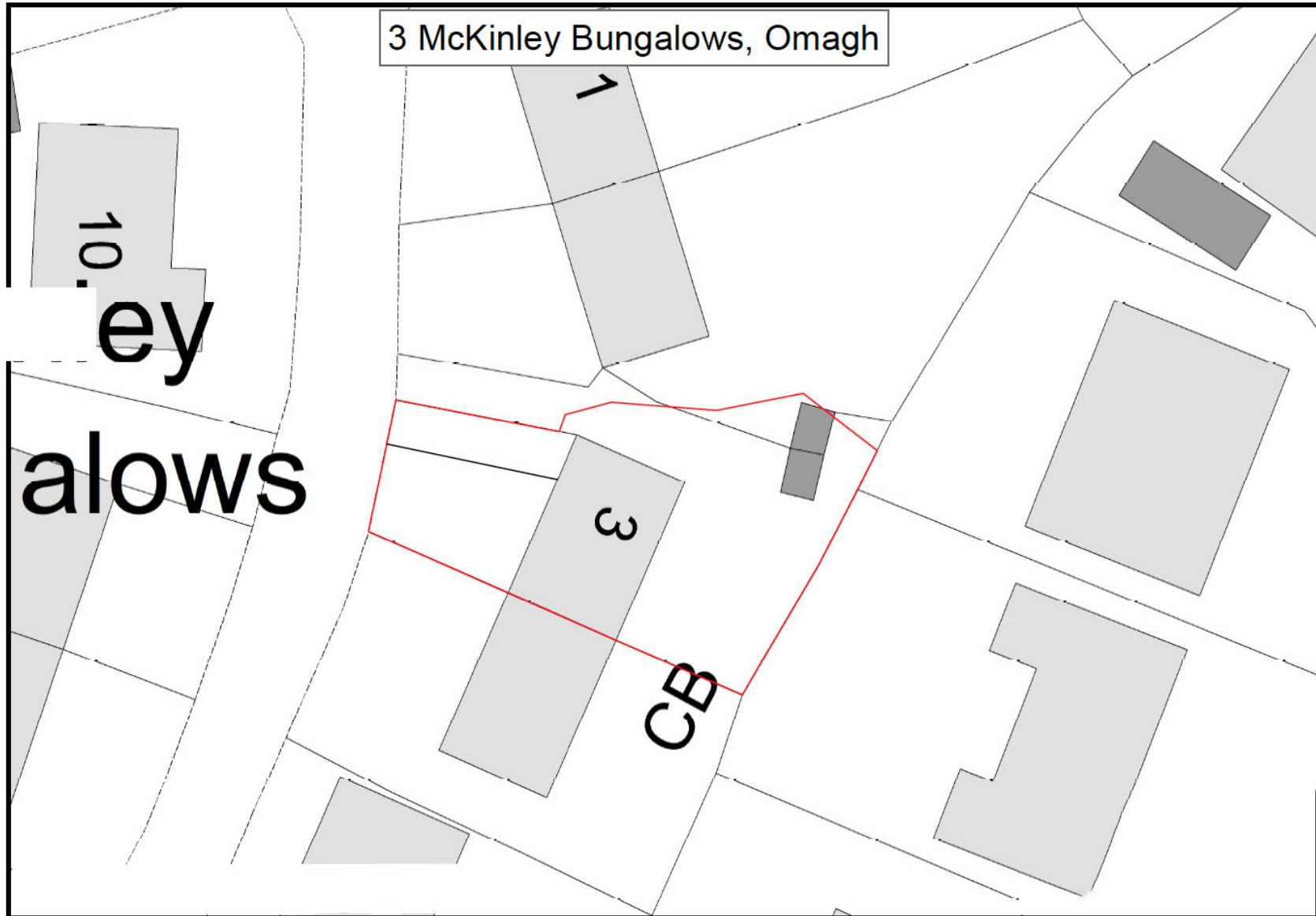
Accommodation

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 1	3.03m x 3.06m	9' 11" x 10'
Bedroom 2	3.02m x 3.04m	9' 11" x 10'
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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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.



