

FOR SALE

5a Drumquin Road, Castlederg, Co.Tyrone BT81 7PX

3 BED DETACHED BUNGALOW

Lisney

COMMERCIAL REAL ESTATE



FEATURES

Detached bungalow

3 bedrooms

Quiet countryside setting

Less than a mile from Castlederg

Property requires refurbishment throughout

Property outline for indicative purposes only

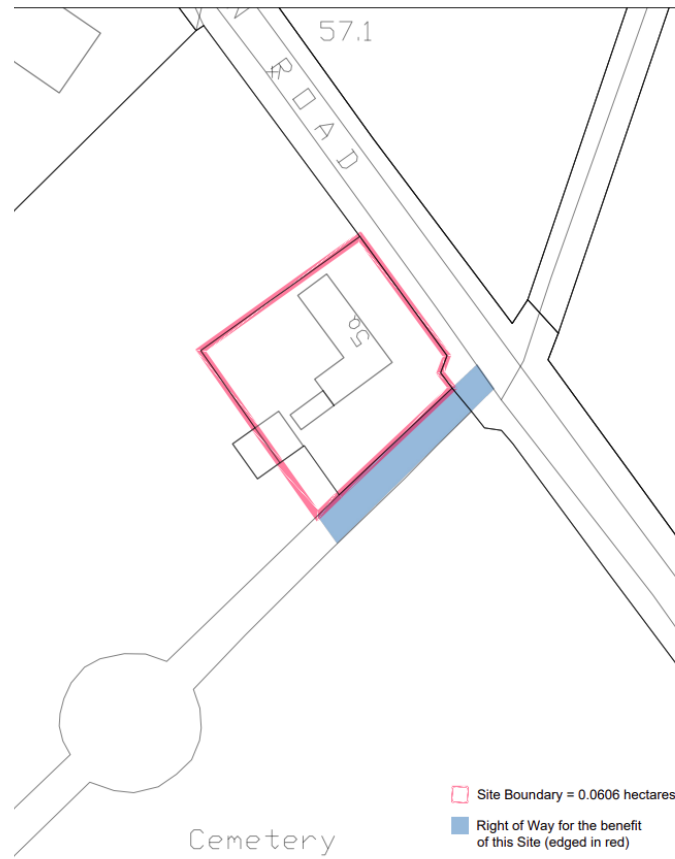
LOCATION

The subject property is in a rural location just 0.8 miles from Castlederg village centre.

Castlederg is located 11 miles from Strabane, 15 miles from Omagh and 26 miles from Derry/Londonderry.

Castlederg is a small village with a population of approximately 2,980 people. Local facilities include Castlederg High School, St Patrick's Primary School & Nursery Unit, various cafés, shops and bars.

We understand the dwelling was the former cemetery caretakers house.



DESCRIPTION

The subject asset is a detached three bedroom bungalow, accessed directly from the Castlederg Road.

Internally, the property consists of an entrance hall, living room, kitchen, family bathroom and three bedrooms, all across ground floor. The property runs on oil heating.

The property has not been occupied for a number of years and requires refurbishment throughout.

Externally, the property sits on a plot of circa 0.1 ac with gardens surrounding the property and a concrete patio to rear.



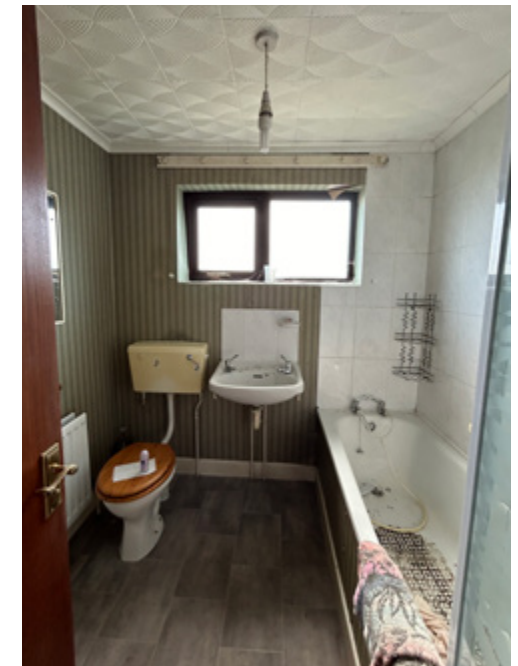


ACCOMMODATION

The areas below are approximate:

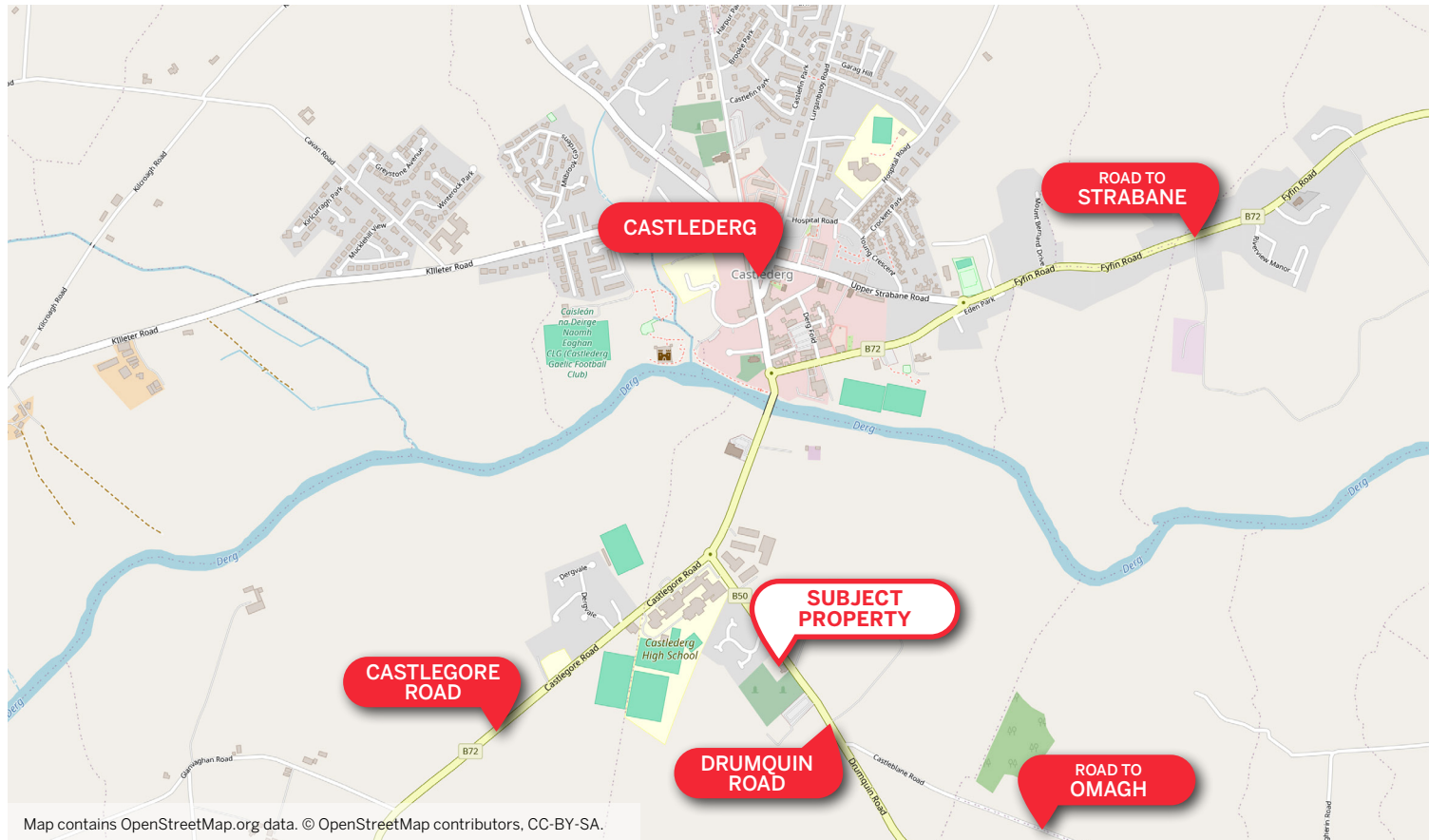
| Room | sqm | sqft |
|---------------|-------------|------------|
| Front Hallway | 2.37 | 25.51 |
| Living Room | 16.07 | 172.98 |
| Kitchen | 10.11 | 108.8 |
| Bathroom | 4.58 | 49.3 |
| Main Hallway | 2.98 | 32.08 |
| Bedroom 1 | 9.15 | 98.49 |
| Bedroom 2 | 7.71 | 82.99 |
| Bedroom 3 | 10.77 | 115.93 |
| Hallway | 3.10 | 33.37 |
| Outhouse 1 | 1.59 | 17.11 |
| Outhouse 2 | 3.88 | 41.76 |
| External WC | 1.6 | 17.22 |
| Total | 73.9 | 796 |







LOCATION



RATES PAYABLE

Capital Value: £85,000

Rates Poundage 2025/26: £0.009676

Rates Payable: £945

PRICE

£80,000

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT. Further information is available at www.lisney.com

EPC

The Energy Performance Certificate is available upon request.

CUSTOMER DUE DILIGENCE

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REF 23765

Lisney

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